

**Township of Gloucester
Zoning Board of Adjustment
Thursday, September 27, 2012
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, September 13, 2012*

RESOLUTIONS FOR MEMORIALIZATION

TO BE SUPPLIED AT THE OCTOBER MEETING

APPLICATIONS FOR REVIEW

#122036CMS
Eric D. Githens
Zoned: R3

Bulk C & Minor Site Plan
Block: 16301 Lot: 5
Location: 1867 New Brooklyn Rd., Erial

Motor bike repair shop

#122044C
Musa K Mayyan
Zoned: CR

Bulk C
Block: 1902 Lot: 16-17-18
Location: 500 Black Horse Pike, Glendora

Replacing existing flat roof with gable roof

#122047C
Mary Miglianccio
Zoned: SCR

Bulk C
Block: 17802 Lot: 7
Location: 46 Hazeltop Dr., Sicklerville

Construct 2nd shed 8 x 12

#122048C
Bob & Penny Melaragni
Zoned: R3

Bulk C
Block: 13701 Lot: 12
Location: 23 Stratford Rd., Clementon

Construct an attached 3 Season 12 x 12 sunroom on the rear property 16' from property line

#122050C
Eddie & Annette Jones
Zoned: RA

Bulk C
Block: 13605 Lot: 5
Location: 9 Blue Jay Dr., Clementon

Replacing existing 10 x 14 deck

#122046C
James Milazzo
Zoned: NC

Use "D" Variance
Block: 19101 Lot: 8
Location: 310 S. Black Horse Pk, Blackwood

Residential Apt over existing commercial space

#122051CDSPW
Robert Belins
Zoned: CR

Bulk C/Use D Variance/Site Plan Waiver
Block: 1207 Lot: 10
Location: 9 Seventh Ave., Glendora

Side Access addition

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
September 13, 2012**

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

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

Chairman Richards had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor (late arrival 7:40pm)
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

LOG #163

Zoning Board Minutes for August 9, 2012.

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

Roll Call:

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

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#122035C

Norma Ramirez

Bulk C

Block: 6605 Lot: 23 & 24

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

Roll Call:

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

Resolution Approved.

APPLICATIONS FOR REVIEW

#122034C

Joseph R. Pomianek

Zoned: R3

Bulk C

Block: 2906 Lot: 11

Location: 401 S. Otter Branch Dr., Glendora

Add 2nd Garage, 2nd driveway, variance from property line

Mr. Costa swears in Mr. Joseph Pomianek.

Mr. Pomianek explains there is not enough access with 30 ft., as his property is on a corner lot. The 24 x 32 garage will be used to store personal cars and a 1972 restored Camaro. The additional driveway will provide access to the garage and is set away from the neighbors.

Vice Chairman Simiriglia asks Mr. Pomianek if there will be 2 doors on the garage.

Mr. Pomianek states there will be 1 large door and 1 small door.

Vice Chairman Simiriglia requests the type of construction of the garage.

Mr. Pomianek states it will be a pole barn construction.

Vice Chairman Simiriglia asks if the garage will match the neighborhood.

Mr. Pomianek gives the board a picture of the garage that will be built.

Mr. Pomianek states there is no grading issue as the lot is flat.

Vice Chairman Simiriglia suggests gutters to aid with the directing the run off from the garage towards Floodgate Rd.

Mr. Pomianek states "yes" to the suggestion of gutters.

Mr. Treger asks the applicant what kind of driveway will be installed.

Mr. Pomianek states he will be using asphalt.

Mr. Lechner states the driveway must be asphalt, aggregate, or concrete as is stated in his report.

Mr. Mellett asks the applicant if there is an existing driveway.

Mr. Pomianek states "no".

Mr. Mellett asks Mr. Pomianek if there will be any site issues for his neighbors.

Mr. Pominek states no there won't be any site issues.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

A motion to approve the above mentioned application with the following additions: the garage must have gutters that drain onto Floodgate Rd. and there must be a paved driveway, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Application Approved.

#122040C

Patricia Ulrich

Zoned: R3

Bulk C

Location: 1666 Cedar Ave., Blackwood

Construct 1st floor addition 29.08' x 20'

Mr. Costa swears in Ms. Ulrich.

Ms. Ulrich states the addition is for handicap accessibility floor space for her 94yr. old Grandmother. The addition will consist of 2 bedrooms and 1 bath. It will match the rest of the home.

Vice Chairman Simiriglia states he has no questions.

Mr. Lechner tells Ms. Ulrich that the plan submitted was the best plan that was ever done. She has a very good architect.

Mr. Mellett states the roof leaders must be set away from neighbors.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

Roll Call:

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

Application Approved.

#122041C

Jacqueline & Stephen Ortiz

Zoned: R3

Bulk C

Block: 9901 Lot: 50

Location: 9 E. Kennedy Dr., Laurel Springs

6' vinyl fence – 8' from property line

Mr. Costa swears in Mr. & Mrs. Ortiz.

Mr. Ortiz states they are replacing an existing fence in the exact same spot, that doesn't currently cause any site issues.

Vice Chairman Simiriglia asks if the current fence is wooden.

Mr. Ortiz states "Yes".

Mr. Mellett states there are no site issues.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

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

Application Approved.

#122042C
Victoria & Dominic DeVone
Zoned: R3
Bulk C
Block: 16406 Lot: 5
Location: 154 Sturbridge Dr., Erial
4' cedar picket fence – 20 ft. from the property line.

Mr. Costa swears in Mr. Dominic DeVone.

Mr. DeVone states they can't follow the ordinance or their fence would be in the middle of their backyard. It is a corner lot and the fence will not cause any site obstructions for their neighbors.

Mr. Mellett states there are no site obstructions.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

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

Application Approved.

#122045C

Anthony Trombetta

Zoned: R1

Bulk C

Block: 15402 Lot: 7

Location: 19 York Terrace, Sicklerville

Tiki Hut 10 x 17 (9' peak, base 7', open ceiling), 3 sheds pre-existing (10 x 13; 6 x 8; 9 x 12) & impervious coverage.

Mr. Costa swears in Mr. Trombetta.

Mr. Trombetta explains the Tiki Hut has been in the backyard for 7 years. It is an open hut not enclosed, about 170ft., built on 4 x 4's and not attached to the ground, placed on a concrete pad.

Mr. Costa asks the applicant if he has had any drainage problems.

Mr. Trombetta states he hasn't had any drainage problems as far as he knows.

Vice Chairman Simiriglia asks Mr. Trombetta how much space is between the framed shed next to the house and the house.

Mr. Trombetta gives the board photos of the shed.

Mrs. Chiumento asks Mr. Trombetta where the Tiki hut is in the yard.

Mr. Trombetta points the Tiki Hut out on the picture he has presented to the board.

Mr. Treger asks about the shed in the back of the yard and if there are any structures behind the Tiki Hut.

Mr. Trombetta states "no" there are no structures behind the Tiki Hut.

Mr. Lechner states the applicant will have to do improvements to the Tiki Hut because it doesn't meet the 5ft. setback requirement. The Hut will have to be brought up to Fire Standards by adding to the thickness of the walls, a construction official will explain the details.

PUBLIC PORTION:

Mr. Costa swears in Ms. Dorothy Dorsett of 17 York Terrace.

Ms. Dorsett took pictures about 2 weeks ago after they removed their wooden fence. Ms. Dorsett explains the pictures to Mr. Costa.

Ms. Dorsett states there is a lot of bramble and bamboo coming into her yard. She states they hit electric, stapled wires, hoses and other paraphernalia. There were electric wires stapled along the fence. All she wanted was some respect, by asking permission to go on her property. In her opinion the shed is not a stable structure and the property line is zig zagged now.

Mr. Costa explains to Ms. Dorsett that the board is only allowed to fix zoning and variances, wiring and hoses are the building inspector's area of expertise.

Mr. Trombetta explains to the board that he had a professional electrician remove the electric between the two fences. He had received a letter from the inspector to remove the electric.

Vice Chairman Simiriglia asks Mr. Trombetta if all the wires and hoses are gone that were on Ms. Dorsett's side. It also looks the soil under the Tiki Hut is washed out.

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 Mr. McMullin.

Roll Call:

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

Application Approved.

#122043C
Michael J. Cyliax
Zoned: R3
Bulk C
Block: 9201 Lot: 10
Location: 721 Eden Lane, Somerdale
Add roof over front steps 4' x 8'

Mr. Costa swears in Mr. Cyliax.

Mr. Cyliax explains that he would like to cover the existing front step; his house is set back 31ft. Vice Chairman Simiriglia asks Mr. Cyliax if the roof will match the rest of the house.

Mr. Cyliax states "yes".

Mr. Bucceroni states there are several roofs in the neighborhood.

Mr. Cyliax agrees with Mr. Bucceroni.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.

#102006CPSS Amended

Revere Housing Assoc., LLC

Zoned: RA

Bulk C, PMSP, PMSB, FMSP, FMSB

Block: 14102 Lot: 17

Location: Melbourne Lane

Affordable housing development & associated site improvements.

Mr. Costa swears in Mr. Charles Lewis: VP Conifer Realty, Mr. Nick Cangelosi: Project Mgr. for Conifer Realty, Mr. Robert Hunter: Project Planner, Mr. Frank Montgomery: PE, PTOE.

Mr. Al Marmero (attorney) reviews: This is an amended application that allows multi-family units. The property was owned by Gloucester Township and Gloucester Township requested RFP & his clients were chosen for the affordable housing.

Mr. Hunter states they have shortened the cul de sac, removed some parking, there are now 2 water storm basins, a community center, a landscape plan..all very similar to the 2010 plan that was previously approved. There will be 16 one bedroom units, 42 two bedroom units, and 24 three bedroom units.

A-1 Landscape Plan

A-2 rendering of architecture, w/brick facades, dormers, some are 6 unit buildings and 8 unit buildings.

Mr. Marmero reviews required variances with Mr. Hunter:

- a buffer will be added
- 26.5ft where 100ft is required
- side 25.67ft where 30ft. is required
- parking...160 required ...140 provided
- side yard to the community center
- deed to township w/drainage basin
- irregular shape lot will be worked into current plans to help the township out.
- 80 units less intrusive then what was previously presented.

Mr. Charles Lewis: Conifer Realty

- 2500 units in NJ including Camden County and Camden
- Conifer Realty takes over troubled housing projects
- this is workforce housing, 49,000 per/yr. for a family of 4
- residents will pay a flat rate, this is not HUD housing
- a green project with an energy star level 2, which means the housing is 35% more efficient then building codes
- the project is fully funded at this point
- Mr. Lewis explains using a federal credit

Mr. Montgomery: traffic planning and design, w/15 years' experience and has been seen before 40 boards in NJ and PA.

Traffic Reports:

- AM 43trips, PM 62 trips
- Traffic counts for Heatherwood & Hickstown shows no negative impacts.
- parking 1.23 spaces at peak
- 99 spaces for 80 units, 15% to 20% more needed
- 40% extra will be available

Mr. Mellett agreed to most changes.

Mr. Bob Hunter: they have heard from the fire dept. but not yet the police dept..

Mr. Mellett most of the traffic will be on the County Rd., has an application to the County been made yet?

Mr. Hunter-the application to the County has been made.

Mr. Mellett wants the new development and Lochlomond Dr. connected by a pathway.

Mr. Hunter explains why the developer does not want to connect the two developments, but the Melbourne connection will be made.

Mr. Mellett states the paths will be made by residents anyway and the sidewalk would be a better connection.

Mr. Hunter explains ADA grading will be in the front of all 1st unit floors.

Mr. Hunter states all road maintenance will be done by Conifer, including snow removal and trash removal.

Landscaping & Lighting:

-Melbourne and access roadway will have additional lighting.

-a waiver from 72 hour vs. 12 hour TSS for drainage

-planting around trash enclosures

Mr. Mellett asks if they are sure 3 trash enclosures are sufficient.

Mr. Hunter responds "yes".

Mr. Mellett asks if the most northern trash by the cul de sac is sufficient, those residents seem to have a very long walk to the trash enclosure.

Mr. Hunter states they will re visit the set back issues.

Mr. Mellett requests masonry vs. vinyl trash enclosures.

Mr. Hunter states they will be masonry along w/recycle.

Mr. Mellett questions Mr. Hunter about the play equipment and area.

Mr. Hunter states they will wait to install the play area until after the construction is over and they will consult a professional.

Mr. Mellett is confident all issues will be addressed by the applicant.

Mr. Lechner states the applicant has agreed to all additional landscaping in the yards except the tot lot. Mr. Lechner wanted the shade trees in the tot lot and the applicant requested to put the shade trees outside the gated area for the tot lot. The buffer will be addressed when the applicant gets closer to construction.

Mr. Hunter has agreed to replace shoe box lighting with something more attractive.

Mr. Lechner states as long as it's not acorn lighting.

Vice Chairman Simiriglia asks the applicant about the recycle containers.

Mr. Hunter states the enclosures will have a one man door for entrance and they will provide a private hauler for recycling along with reporting the quantities to the township.

Mr. Bucceroni sees paths as a nuisance and is adamantly opposed to the path between the connecting the developments.

Mrs. Chiumento asks the applicant if the buildings will be 2 or 3 story.

Mr. Hunter states they will be 3 stories.

PUBLIC PORTION

Mr. Costa swears in Mr. Richard Edgar who lives 2 homes from the entrance of Revere Run. He states the police dept. has had to visit Revere Run 250 times.

Mr. Hunter states the new development will be managed better.

Mr. Lewis states there will be a manager on site 9am to 5pm and a superintendent will live on site.

Mr. Lechner asks Mr. Lewis if the manager will live in a unit.

Mr. Lewis responds "yes".

Mr. Costa states the connecting path with a sidewalk between the 2 developments is the only outstanding issue.

Vice Chairman Simiriglia clarifies the sidewalk between the 2 developments.

Mr. Hunter points out that there is fire access already there.

Mr. Lechner agrees with Mr. Bucceroni and is opposed to the pathway connecting the 2 developments, in essence, connecting a public development to a private one.

A motion to approve the above mentioned application: without connecting sidewalks, 4 variances, preliminary and final site plan, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

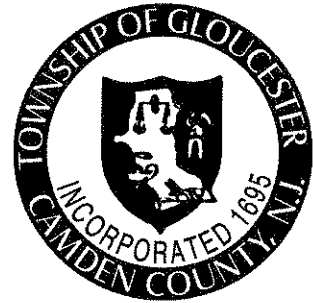
Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mr. Scarduzio	Yes
Chairman Richards	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

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 #12036CMS** **Escrow #7182**
Eric Githens
BLOCK 16301, LOT 5

DATE: September 4, 2012

The Applicant requests minor site plan approval for a "motor bike repair shop" within the R3 -Residential District. The project is located at the intersection of New Brooklyn and Williamstown Roads south of bypass lane.

The property received use and lot size variance approval to construct a 40' x 60' pole barn by Zoning Board of Adjustment Resolution # 112031-D adopted January 26, 2012.

Applicant: Eric D. Githens, 1941 mWilliamstown Road, Erial, NJ 08081
(Telephone#856-767-2228)

Owner: Louis Favieri, 2000 Miller avenue, #9, Millville, NJ 08332 (telephone
#609-364-9882).

Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ
08021 (telephone #856-228-4848).

Engineer: Anthony DiRosa, Esq., Tri State Engineering & Surveying, P.O. Box
1304, Blackwood, NJ 08012 (telephone #856-677-8742).

Attorney: John Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews
landing Road, Suite 1, Gloucester Township, Laurel Springs, NJ
08021 (telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 6/13/12.
2. Engineering plans, as prepared by Tri State Engineering & Surveying consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Title Sheet	6-08-12
2	Drainage & Grading Plan	6-08-12
3	Landscape & Lighting Plan	6-08-12
4	Construction Details	6-08-12
3. Building Elevation

II. ZONING REVIEW

1. Zone: R-3 ~ Residential District [§405].
2. The following variance is approved by Zoning Board of Adjustment Resolution # 112031-D adopted January 26, 2012.

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required (Other Use)</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	2 ac.	0.73 ac. ¹	no
Minimum lot frontage			
New Brooklyn Road	100 ft.	142.29 ft. ²	yes
Williamstown Road	100 ft.	180.50 ft. ²	yes
Bypass Lane	100 ft.	120.65 ft. ²	yes
Minimum lot depth	200 ft.	297.31 ft. ²	yes
Maximum building coverage	30%	8%	yes
Maximum lot coverage	75%	16%	yes

¹ = Lot size based on deed associated with Planning Board Resolution #85-4-3 adopted June 11, 1985, which excepted out ±29,973 sf in lieu of condemnation proceedings for the purpose of a road expansion (bypass lane).

² = Tax map data.

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard			
New Brooklyn Road	30 ft.	87 ft.	yes
Williamstown Road/Bypass Lane	30 ft.	30.9 ft.	yes
Side yard	30 ft.	30.3 ft.	yes
Rear yard	50 ft.	n/a	n/a
Minimum Useable Yard Area	n/a	n/a	n/a
Maximum Height	40 ft.	< 40 ft.	yes
Buffer	25 ft.	≥ 25 ft.	yes
Parking (5 spaces/bay)	5 spaces	3 spaces	no*

* = Variance required

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

III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a minor site plan or has requested a waiver, except for the following.

Therefore, the Applicant must submit the following required checklist items or request a waiver.

We do not recommend waiving underlined items

1. The names, locations, right-of-way widths and purposes of existing and proposed easements and other right-of-ways in the subdivision. [Checklist #47].
2. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. We defer to the Board engineer.
3. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
 - a. We defer to the Board engineer.
4. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. We defer to the Board engineer.
5. Fire lanes [Checklist #77].
6. Driveway aisles with dimensions [Checklist #78].
 - a. The plan must be revised to indicate the driveway at the right-of-way of Williamstown Road, which appear to be narrower than twelve (12) feet.
7. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
 - a. The plans must be revised to provide lighting for the proposed entrance and parking area.
8. Proposed grades [Checklist #95].
 - a. We defer to the Board engineer.

The plan as submitted requires waivers from the following requirements of Article V, Performance and Design Standards:

9. From providing concrete curb along the perimeter of the parking area and entrance drive as per §510.J, Curbing.
10. To have no off-street loading as per §509, Off-Street Loading.

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirement.

We do not recommend waiving underlined items

1. Four (4) copies of the Recycling Report. [Checklist #8].
 - a. The Applicant shall provide a recycling report addressing storage and disposal recyclables and solid waste including but not necessarily limited to waste oil, tires, etc., as per §502.I, Storage and Waste Disposal.

2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].
 - a. The Applicant must provide a certification from a recognized professional based on a field investigation in lieu of the required Letter of Interpretation, Presence/absence determination.
 - i. General Note #10 must be confirmed with a field investigation.
3. Expansion plans incorporated into the building design. [Checklist 41].
4. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
5. Existing signs including the location, size, and height [Checklist #43].
6. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
 - a. We recommend the applicant consider signage with the instant application as there are limitations on commercial signage in residential districts that may require variance depending on size, height, and location.
7. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
8. Erosion control and soil stabilization method [Checklist #71].
9. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
10. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
11. Loading areas and number thereof [Checklist #80].
12. Curbs [Checklist #81].
13. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
14. Directional signs with scaled drawings [Checklist #85].
15. Radii at curblines [Checklist #87].
16. Traffic control devices [Checklist #89].
17. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].

V. VARIANCE COMMENTS

The application as submitted requires the following variance:

§510.A, Off-Street Parking

1. Number: (3 provide v. 5 minimum required).
 - a. The applicant must provide testimony addressing the proposed retail component to determine parking requirements.

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

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

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

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

NEGATIVE CRITERIA

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

VI. SITE PLAN DESIGN REVIEW COMMENTS

1. The plans must be revised to provide additional landscaping comprising a mixture of evergreen trees, shade trees, ornamental trees and shrubs at the following locations to enhance the aesthetics of the development and the Township as per §507.A(1).
 - a. Parking areas with evergreen shrubs to screen headlight glare.
 - b. Foundation plantings along the North, West, and East perimeters of the proposed building.
 - c. Miscellaneous open areas of the site.
2. The plan must be revised to indicate underground irrigation for landscaping for the proposed non-residential use as per §507.A(4)(b).
3. The plans must be revised to provide a planted buffer comprising a mixture of evergreen trees along the southerly property line to screen the proposed use from the adjacent residential built environment as per §507.B. Buffering.
4. The plans must be revised to provide lighting for the proposed entrance and parking area as per §508. Lighting.
5. The plans must be revised to provide a paved parking area and driveway as per §510.H. Pavement.
6. The plans must be revised to provide linestriping as per §510.I. Delineation.
7. The plan must be revised to provide a two-way entrance drive of at least 24 feet wide as per §510.K(5).
8. The plans must be revised to provide an enclosure for recyclables and solid waste as per §510.L. Refuse/Recyclable Storage Areas.
9. The plan must be revised to provide a parking area indicating barrier lines, lane lines, direction arrows, and stop lines as per §510.M(5).

10. The Applicant must provide testimony to address compatibility of the proposed pole barn with the neighboring built environment including architectural design, scale, size, style, door location and style, window fenestration, style and color of construction materials as per §514, Siting of Buildings.
11. The plans must be revised to provide complete concrete curbs and sidewalks as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

VII. 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.*

VIII. 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.

We 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: Eric Githens
John Wade, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

CHURCHILL
Consulting Engineers
A Professional Corporation

Corporate Headquarters
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Fax 856-767-0272

August 8, 2012

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Eric Githens
Minor Site Plan
Block 16301, Lot 5
1867 New Brooklyn Road
Gloucester Township, Camden County, NJ
Gloucester File No. 112031D
Our File No. GX11012-ME1

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Copy of Township of Gloucester Zoning Board Transmittal;
- B. Copy of a Township of Gloucester Tax Map Sheet No. 163;
- C. Copy of a completed Township of Gloucester Land Development Application for the referenced project.
- D. An architectural rendering of the proposed building, on an 8-1/2 by 11 sheet;
- E. A set of plans entitled "Proposed Minor Site Plan for Riderz Inc. Service-Repair Shop," prepared by Tri State Engineering & Surveying, dated June 8, 2012:
 - a. Sheet 1 of 4, Title Sheet;
 - b. Sheet 2 of 4, Drainage and Grading Plan;
 - c. Sheet 3 of 4, Landscape and Lighting Plan;
 - d. Sheet 4 of 4, Construction Details.

We offer the following comments with regard to the above information:

I. Project Description

1. The project site is located at the south side of the intersection of Chews Landing -Williamstown Road and New Brooklyn - Erial Road.
2. The site is known as Block 16301, Lot 5 as per the tax map of the Township of Gloucester.
3. The referenced tract consists of approximately 0.72 acres with frontage on Chews Landing -Williamstown Road (C.R. 704) and New Brooklyn - Erial Road (C.R. 706).
4. The lot is located in the R-3 Residential District.
5. The site is currently vacant.
6. The site is immediately situated next to a vacant lot and a residential lot to the south. It is situated across from residential lots to the west across Chews Landing - Williamstown Road and to the east across New Brooklyn - Erial Road. Additionally, it is situated across from the "Jersey Auto Body" along Chews Landing - Williamstown Road.
7. The applicant is proposing to utilize the site to construct a 40' by 60' (2,400 ft²) pole barn, which will be used to repair dirt bikes and sell parts.
8. The applicant previously received Use Variance approval for the use. The proposed application is for the associated Minor Site Plan.
9. The applicant is proposing one access for the project along Williamstown-Chews Landing Road adjacent to the existing residential lot.
10. The applicant is proposing a paved driveway along with parking spaces composed of gravel.
11. Shade trees are proposed along the property frontage.
12. A drainage swale is proposed along Williamstown-Chews Landing Road.

II. Zoning/Land Use

1. The project site is located in the R-3 Residential District.
2. A business which repairs dirt bikes and sells bike parts is not listed as a permitted use in the zone.
3. The applicant received Use Variance approval for the proposed use.
4. We defer review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Site Layout/Traffic

1. The applicant is proposing to utilize the existing curb depression adjacent to Lot 6 for a site entrance. It appears that the existing opening is approximately sixteen (16) feet in width.
2. A design waiver for driveway width is required. The proposed drive is to be twelve (12) feet wide where a minimum of twenty-four (24) feet is required.
3. The plan should be revised to show sight triangles at this location in accordance with the Township of Gloucester Land Development Ordinance (LDO). It appears that there may be a visual conflict to the south due to the existing vegetation located on lot 6. This should be reviewed. Alternate locations may have to be considered. We defer to the County as to the preferred location for access.
4. We defer to the County whether the existing curb depression located along Williamstown-Chews Landing Road closer to New Brooklyn Blackwood Road should be removed since it is not being utilized by the project.
5. The proposed facility requires five (5) parking spaces per 1,000 net square feet of retail space. The applicant should indicate the net square footage of retail space. The facility will also contain a repair facility. Additional parking spaces may be required for this operation. The applicant should provide testimony regarding parking. A variance may be required as three (3) spaces are proposed.
6. The applicant should consider moving the parking spaces to the opposite side of the driveway. It appears that this may promote drainage runoff towards the proposed swale. Additionally, it will distance the parking from the adjacent residential properties.

7. The applicant should consider moving the garage closer to New Brooklyn Blackwood Road. This would provide more area for future expansion of parking/operations should the business expand or if it is determined that more parking is required.
8. A handicap accessible parking space should be added to the site.
9. The applicant should discuss deliveries to/from the site.
10. In accordance with Section 509 of the LDO, one off-street loading space is required. The applicant would require a design waiver if one is not provided.
11. The applicant is not proposing sidewalk along the property's frontage. A large portion of the site has sidewalk, however, it ends along Williamstown-Chews Landing Road. A design waiver will be required if additional sidewalk is not proposed.
12. The applicant should discuss storage of materials on site.
13. The applicant should indicate if a display area is required. If so, the area should be added to the plans.

IV. Landscaping

1. The applicant is proposing shade trees along the site's frontage. There are existing shade trees located where trees are proposed. The location of the existing trees should be shown and the design modified to consider these trees.
2. In accordance with Section 507B of the LDO, a buffer is required between a proposed business and a residential property. This area must be a minimum of twenty-five (25) feet in width. The buffer area shall be planted with grass together with evergreen and deciduous trees, shrubbery, berms, natural features, and/or fencing. The buffer should be designed so as to be more effective the closer an activity is located to a property line or the more intense the use.
 - a. An appropriate buffer width is provided. However, it is recommended that landscaping be proposed along the southern boundary of the site.
3. We defer further review of the landscaping to your office.

4. The plans indicate that a six (6) feet fence is to be installed on the adjacent property, Lot 6.
5. The plans indicate that the only lighting proposed is security lights to be located on the building at doors. Additionally, the plans indicate that the lights are to be put on a timer and used for security purposes.
 - a. The applicant should indicate if the proposed business will operate after dark and if lighting will be required for the parking spaces.
 - b. The impact of any proposed lighting on the adjacent residential properties should be discussed.

V. Grading & Drainage

1. Drainage impacts of the project should be discussed. It does not appear that the proposed project is considered "major development" since it does not disturb more than one acre or create more than one-quarter acre of impervious surface.
2. Roof leaders for the proposed building should be directed towards the drainage swale. A note should be added to the plans stating the same.
3. The grading should be revised to create positive flow towards the swale from the entire driveway. The swale may have to be lowered.
4. The soil conditions should be reviewed to determine the anticipated function of the drainage swale.

VI. Miscellaneous

1. An updated Survey Plan should be submitted.
2. The applicant should address typical hours of operation.
3. The applicant should indicate if any signage is proposed.
4. In accordance with Section 801C, the removal of soil for sale or use other than for the premises from which the soil shall be taken in conjunction with site plan (whether the same be minor or major) shall be subject to the provisions of the Gloucester Township Soil Removal Ordinance, Chapter

Mr. Kenneth D. Lechner, P.P., A.I.C.P.

Gloucester Township Department of Community Planning and Development

Eric Githens

August 8, 2012

Page 6 of 7

71 of the Code of the Township of Gloucester. A Note should be added to the plan, indicating that "No topsoil shall be removed from the site or to be used as spoil, unless pursuant to a Soil Removal Permit."

5. The applicant may require approval from the Camden County Planning Board as well as the Camden County Soil Conservation District. This should be reviewed. The applicant should discuss other approvals currently being sought and the status of those approvals.
6. The applicant should indicate if there are any protective covenants or deed restrictions applicable to the property. If none, an appropriate note should be added to the plans.
7. The applicant should indicate if any easements are proposed.
8. The applicant should discuss the provisions for trash and recycling. A Recycling Report is required unless waived by the Board.
9. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note should be added to the plans stating the same.
10. It should be noted that our office did not review any aspect of the proposed water or sanitary sewer connections.
11. The approval signature lines on the cover sheet should be revised to specify Zoning Board instead of Planning Board.

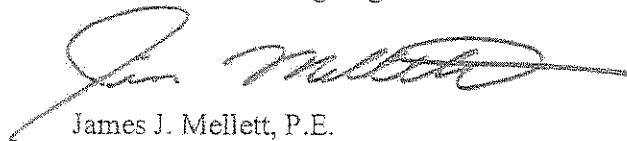
Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Gloucester Township Department of Community Planning and Development
Eric Githens
August 8, 2012
Page 7 of 7

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the Camden County Planning Board, the Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

If you should have any questions or require additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Eric Githens, applicant
Mr. John Wade, Esq., applicant's attorney
Mr. Addison G. Bradley

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 Date¹: _____ Application No.: 122036CMS

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 4600 Project # 7182

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

Escr. 1600 Escr. # 7182

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Eric D. Githens
Address: 1941 Williams Town Rd
City: Eric
State, Zip: N.J. 08081
Phone: 856-771-7228 ax: 346-1877
Email: Eric@riderz inc. net

2. Owner(s) (List all Owners)

Name(s): Louis Favieri
Address: 2000 Miller Ave
#9
City: Millville
State, Zip: N.J. 08332
Phone: 609-384-9882

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

☐ Informal Review²

☐ Minor Subdivision

☐ Preliminary Major Subdivision²

☐ Final Major Subdivision

☒ Minor Site Plan

☐ Preliminary Major Site Plan²

☐ Final Major Site Plan

☐ Conditional Use Approval²

☐ General Development Plan²

☐ Planned Development²

☐ Interpretation²

☐ Appeal of Administrative Officer's Decision

☒ Bulk "C" Variance²

☐ Use "D" Variance²

☐ Site Plan Waiver

☐ Rezoning Request

☐ Redevelopment Agreement

☐

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<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: John Wade
Address: 1250 Chews Landing Rd Suite 1
City: Laurel Springs

Firm: Wade Long Wood Kennedy
State, Zip: N.J. 08021
Phone: 856-346-2800 ax: ()
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Anthony F. DiRosa
Address: P.O. Box 1304
Profession: Engineering
City: Blackwood
State, Zip: N.J. 08012
Phone: 856-677-8742 Fax: 856-677-2024
Email: _____

Name: Addison G. Bradley
Address: 1585 Hider Lane
Profession: Landscape Architect
City: Laurel Springs
State, Zip: N.J. 08021
Phone: 856-228-4848 Fax: 856-228-8507
Email: _____

7. Location of Property:

Street Address: 1867 New Brooklawn Rd Block(s): 16301
Tract Area: _____ Lot(s): 5

8. Land Use:

Existing Land Use: 0.72
Proposed Land Use (Describe Application): motor bike repair shop

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.

Minor Site Plan 6/8/12
Architectural Elevations

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

application # 112031 - Dase variance

13. Zoning**All Applications**

Front setback 1

Proposed

30.9 ft

Front setback 2

—

Rear setback

30.3 ft

Side setback 1

87.0 ft

Side setback 2

—

Lot frontage

44.5 ft

Lot depth

122 ft

Lot area

0.72

Building height

< 40 ft**Fence Application**

Proposed

Setback from E.O.P.*1

N/A

Setback from E.O.P.*2

Fence type

Fence height

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

Pool Requirements

Setback from R.O.W.1

N/A

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

N/A

Garage height

Number of garages

(Include attached garage if applicable)

Number of stories

Shed Requirements

Shed area

N/A

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:

5

Number of parking spaces provided:

3

Number of loading spaces required:

0

Number of loading spaces provided:

0**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**X Eric P. S. Allen

Signature of Applicant

6-12-12

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

6/12/12
Date

Louis Faveri
Signature

LOUIS FAVERI
Print Name

Sworn and Subscribed to before me this

12th day of June

Christine D. Gay
Signature

2012 (Year). CHRISTINE D. GAY
NOTARY PUBLIC OF NEW JERSEY

My Commission Expires 8/25/2014 Christine D. Gay
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

Eric D. Githens
Signature of Applicant

Eric D Githens
Print Name

6-12-12
Date

19. Survey waiver certification:

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

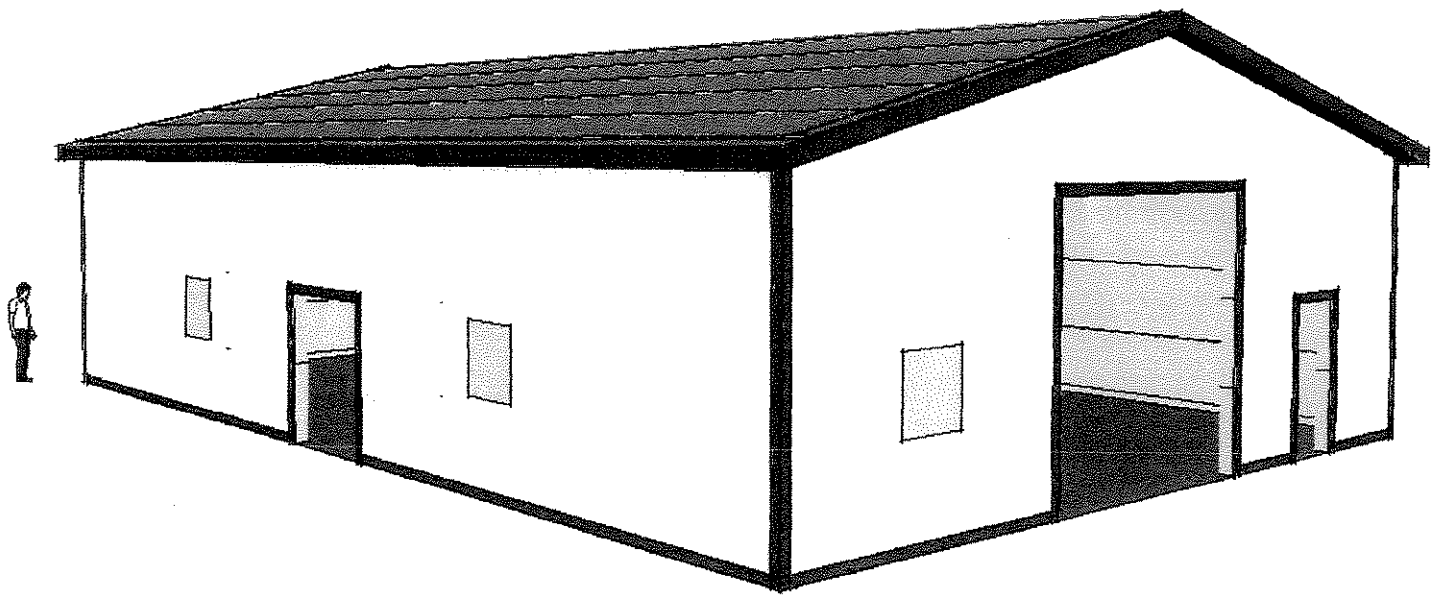
Sworn and subscribed to
On this _____ day of _____
20____ before the following authority.

_____ 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

Notary public

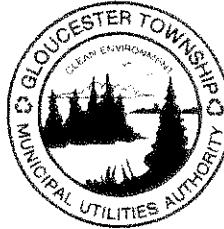
x 15



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

June 26, 2012

ROBERT C. BENSON
Executive Director

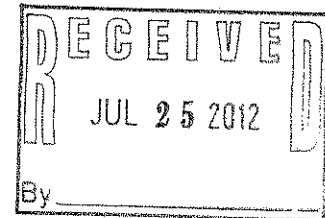
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #112036CMS
Eric Githens
1867 New Brooklyn Road, Erial, NJ 08081
Block 16301, Lot 5

Gentlemen:

In response to your transmittal regarding the above application, a Form "F"
Application will be required to determine if sewer is available.

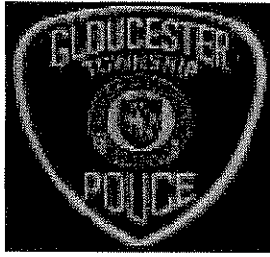
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



GLOUCESTER TOWNSHIP POLICE

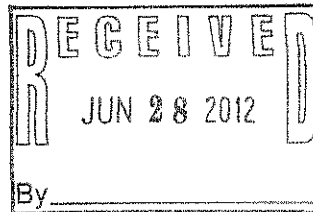
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #12036CMS 1867 New Brooklyn Rd, Erial Block 16301 Lot 5

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

☐ Other:



Reviewed By: Lt. Brian McKendry ☒ Cpl. Rich Worst

Signature: Cpl. Rich Worst Date Submitted: 6/27/12

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: June 20, 2012

APPLICATION No. 112036CMS

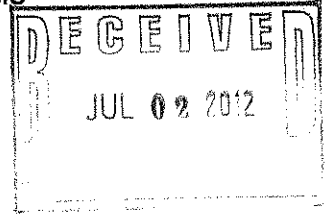
APPLICANT: Eric Githens

PROJECT No. 7182

BLOCK(S): 16301

Lot(S): 5

LOCATION: 1867 New Brooklyn Rd., Erial 08081



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Minor Site Plan – Motor bike repair shop**
- ☐ **Revision to Prior Application**

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 3, 2012***
☐ For Your Files.

ENCLOSED:

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

- ☐ Variance Plan ☒ Bulk (C) Variance & Minor Site Plan

Signature

J. M. Palmer Jr 6/28/12
Assessor

ISSUE ★

Seems like building is
nothing more than a "POLE BARN"
and is an inferior structure
for the area. Building
should be nicer with
☐ Use (D) Variance & Site Plan Waiver
better landscaping to present
a nice building on this
highly exposed lot.



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

Date: July 3, 2012

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review



Applicant: Eric Githens

Block: 16301 Lot: 5

Application #: 112036CMS

Comments: Building review-

- 1. If this is other than an accessory building to a single family dwelling, the site plan should show:*
 - a. Accessible parking space & transfer area (hard surface) per NJAC 5:23-7.10(a).*
 - b. Accessible parking signage, per NJAC 5:23-7.10(a)3&4.*
 - c. Accessible exterior route, per NJAC 5:23-7.7.*
 - d. Accessible building entrance, per NJAC 5:23-7.8.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Signature

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

JUN 25 2012

DATE: June 20, 2012

APPLICATION No. 112036CMS

APPLICANT: Eric Githens

PROJECT No. 7182

BLOCK(S): 16301

Lot(5): 5

232-6229

LOCATION: 1867 New Brooklyn Rd., Erial 08081

TRANSMITTAL TO:

-

- ☐ 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 & Minor Site Plan - Motor bike repair shop
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. **Please Forward Report by July 3, 2012**
☐ For Your Files.

ENCLOSED:

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

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

Signature

Signature Michael B. Bruyl
Fire Official

Reviewed with consent.



TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122044C** **Escrow #7219**
Musa K. Mayyan
BLOCK 1902, LOT 16, 17 and 18
500 Black Horse Pike

DATE: August 22, 2012

The Applicant requests approval for "Replacing existing flat roof with gable roof" within the CR – Commercial Residential District. The project is located on the north side of Seventh Avenue east of the Black Horse Pike.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant/owner: Musa K. Mayyan, 1517 Berlin Road, Cherry Hill, NJ 08003 (telephone #856-343-9800).
- Architect: Frank H. Radey, 100 Haddon Towne Court, Cherry Hill, NJ 08034 (telephone #856-428-5503).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form with narrative dated 6/28/12.
2. Copy of Survey, as prepared by Avi Luzon, PLS comprising one (1) sheet dated 01/07/11.
3. Roof Frame Plan, as prepared by Frank H. Radey comprising one (1) sheet dated April 2012.

II. ZONING REVIEW

"CR" ~ Commercial Residential District [§414]

Description	Required (Other Use)	Proposed	Conforms
Lot size (min.)	1 ac.	±0.27 ac. ¹	enc
Lot frontage (min.)			
Black Horse Pike	100 ft.	40 ft.	enc
Fifth Avenue	100 ft.	172 ft.	yes
Lot depth (min.)	300 ft.	172 ft.	enc
Building coverage (max.)	15%	±22% ¹	enc
Lot coverage (max.)	50%	±66% ¹	enc
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) – addition			
Black Horse Pike	20 ft.	±3.03 ft. ¹	no ²
Fifth Avenue	20 ft.	±1.00 ft. ^{1,2}	no ²
Side yard (min.)	10 ft.	±17.21 ft.	yes
Rear yard (min.)	25 ft.	±50.26 ft.	yes
Useable yard area (min.)	n/a	n/a	n/a
Height (max.)	35 ft.	±26.5 ft. ¹	yes

¹ = Scaled data.

² = Based on the submitted survey it appears the proposed roof overhang encroaches ±1.00 feet into the right-of-way of Fifth Avenue.

III. VARIANCES COMMENTS

The Application as submitted requires the following variances from the CR – Commercial Residential District.

1. Front yard (Black Horse Pike): (±3.03 ft. provided v. 20 ft. minimum required).
2. Front yard (Fifth Avenue): (±1.00 ft. provided v. 20 ft. minimum required).
 - a. Based on the submitted survey it appears the proposed roof overhang encroaches ±1.00 feet into the right-of-way of Fifth Avenue.

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

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

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

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

APPLICATION #12044C

Musa K. Mayyan

BLOCK 1902, LOTS 16, 17 and 18

500 Black Horse Pike

NEGATIVE CRITERIA

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

IV. 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.*

V. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.

We 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: Musa K. Mayyan
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 Date¹: Application No.: 122 044C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 1600 Project # 7219

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

Escr. 150⁰⁰ Escr.# 7219

LAND DEVELOPMENT APPLICATION

1. Applicant				2. Owner(s) (List all Owners)			
Name: <u>MUSA K MAYYAN</u>				Name(s): <u>MUSA K MAYYAN</u>			
Address: <u>1517 BERLIN ROAD</u>				Address: <u>1517 BERLIN RD.</u>			
City: <u>CERRY HILL</u>				City: <u>CERRY HILL</u>			
State, Zip: <u>NJ 08003</u>				State, Zip: <u>NJ 08003</u> 856-			
Phone: <u>(856) 343-9800</u> Fax: () -				Phone: <u>(856) 343-9800</u> Fax: () - 343-9800			
Email: _____							
3. Type of Application. Check as many as apply:							
☐ Informal Review ² ☐ Minor Subdivision ☐ Preliminary Major Subdivision ² ☐ Final Major Subdivision ☐ Minor Site Plan ☐ Preliminary Major Site Plan ² ☐ Final Major Site Plan ☐ Conditional Use Approval ² ☐ General Development Plan ²				☐ Planned Development ² ☐ Interpretation ² ☐ Appeal of Administrative Officer's Decision ☒ Bulk "C" Variance ² ☐ Use "D" Variance ² ☐ Site Plan Waiver ☐ Rezoning Request ☐ Redevelopment Agreement ☐ _____			
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: FRANK H. RADEY

Address: 100 HADDONTOWNE COURT

Profession: ARCHITECT

City: CHERRY HILL

State, Zip: NJ 08034

Phone: (856) 428-5503 Fax: (856) 429-5775

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - - Fax: () - -

Email: _____

7. Location of Property:

Street Address: 500 BLACK HORSE PIKE Block(s): 1902

Tract Area: GLEN DORA, NJ 08012 Lot(s): 16-17-18

8. Land Use: 08034

Existing Land Use: BAKERY

Proposed Land Use (Describe Application): REPLACING EXISTING FLAT ROOF WITH GABLE ROOF (SEE ATTACHED)

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**

Front setback 1

Front setback 2

Rear setback

Side setback 1

Side setback 2

Lot frontage

Lot depth

Lot area

Building height

Proposed4.5 ft0 ft
8.5 ft31 ft**Fence Application**

Setback from E.O.P.*1

Setback from E.O.P.*2

Fence type

Fence height

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

Proposed**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 Applicant06/20/2012
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).

06/20/2012 Date
 06/28/2012 Sworn and Subscribed to before me this
 28th day of June 2012 (Year). Mary M. Di Rosa (Notary)
 Signature _____
 Print Name MUSA K MAYYAN
 Signature _____
 Print Name MUSA K MAYYAN

MARY M. DI ROSA
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES MARCH 24, 2013

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 of Applicant _____

Date _____

Print Name _____

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 1902 Lot 16 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:

MUSA K MAYYAN 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 20 day of June 2012 before the following authority.

 Name of property owner or applicant

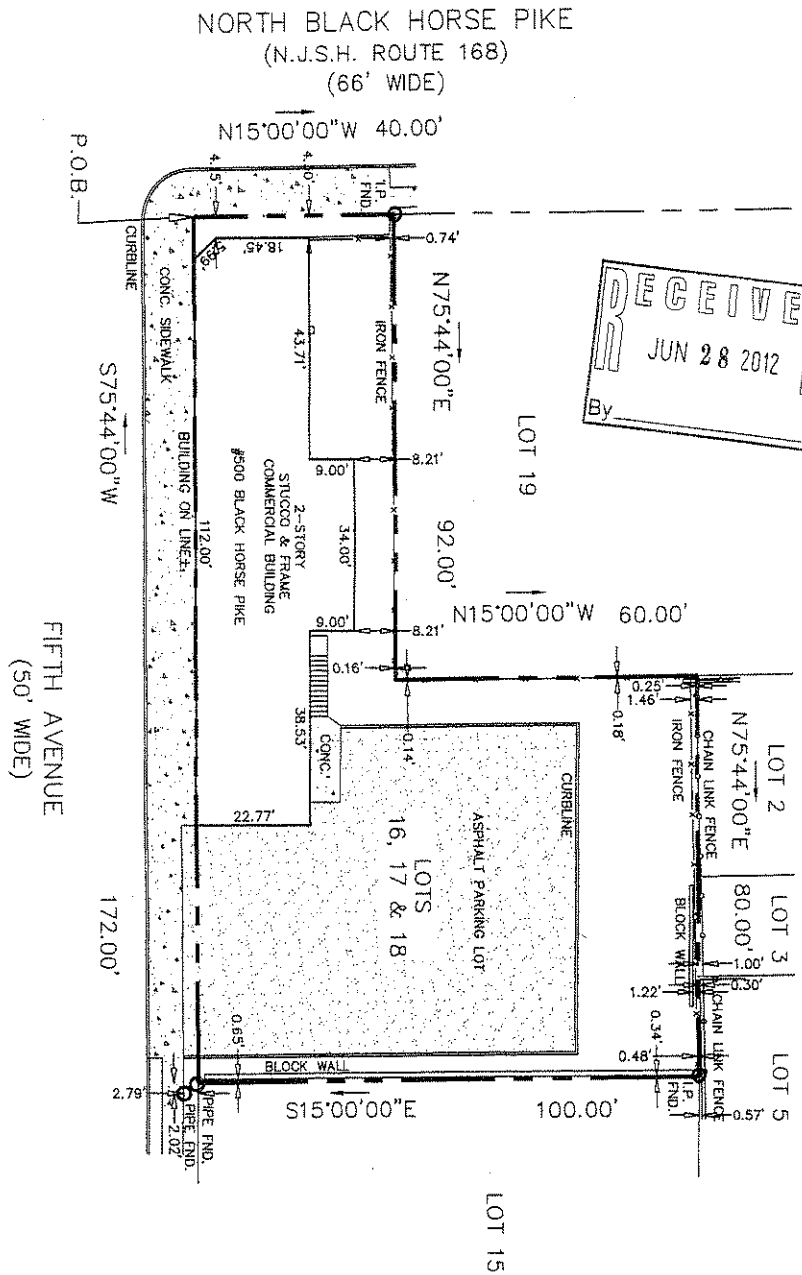
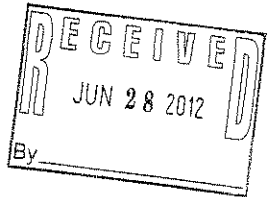
 Notary public

PATRICIA J. CROWLEY

NOTARY PUBLIC

STATE OF NEW JERSEY

MY COMMISSION EXPIRES FEBRUARY 25, 2014



- NOTES:
- 1) TAX MAP REFERENCE:
TOWNSHIP OF GLOUCESTER,
BLOCK 1902, LOTS 16, 17 AND 18
CONTAINING: 11,679 +/- SF.
 - 2) THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.
 - 3) SUBJECT TO SUCH EASEMENTS AND
RESTRICTIONS THAT MAY BE REVEALED
BY A TITLE REPORT.

TO:
MUSA K. MATTAN
GARDEN STATE ABSTRACT COMPANY

TO ALL PERSONS AND PARTIES OF INTEREST:
I HEREBY DECLARE THAT THIS SURVEY WAS
ACTUALLY MADE ON THE GROUND AS PER
RECORD DESCRIPTION AND IS CORRECT AND
THERE ARE NO ENCROACHMENTS EITHER WAY
ACROSS PROPERTY LINES EXCEPT AS SHOWN.

REVISION/DATE	AM LUZON DATE 1/7/11	DESIGNED: SCALE: 1"=30'
---------------	-------------------------	----------------------------

F
BLOCK 1902
C/

1

Block: 1902		Lot: 18		Qualifier:		Owner: MAYYAN MUSA K		Prop Loc: 500 BLACK HORSE PIKE-GLN		...	
Add	Edit	Close	Delete	←←	→→	Detail	Notes				
								Sp Charges			
								Tax Bill		Restricted Edit	

General	Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance	
2012	2		1,870.13	.00	.00	.00	
2012	1		1,870.14	.00	.00	.00	
2012		Total	3,740.27	.00	.00	.00	
2011	4		1,899.57	.00	.00	.00	
2011	3		1,899.57	.00	.00	.00	
2011	2		1,840.70	.00	.00	.00	

	Interest Date	Interest Detail
Other Delinquent Balances:	.00	Interest Date: 07/09/12
Other APR2 Threshold Amt:	.00	Per Diem: .0000
		Last Payment Date: 06/18/12

TOTAL TAX BALANCE DUE

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

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Current

RECEIVED
JUL 09 2012
BY _____

Tax Account Maintenance

Block: 1902
 Lot: 17
 Qualifier:
 Owner: MAYYAN MUSA K Prop Loc: 500 BLACK HORSE PIKE-GLN

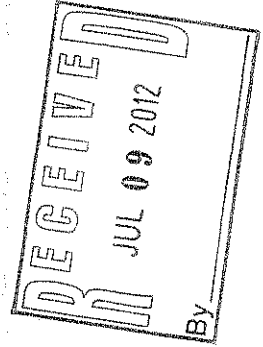
General		Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance		
2012	2		56.03	.00	.00	.00		
2012	1		56.04	.00	.00	.00		
2012		Total	112.07	.00	.00	.00		
2011	4		56.91	.00	.00	.00		
2011	3		56.91	.00	.00	.00		
2011	2		55.15	.00	.00	.00		

Other Delinquent Balances: .00 Interest Date: 07/09/12
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 06/18/12

TOTAL TAX BALANCE DUE

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

Current



Tax Account Maintenance

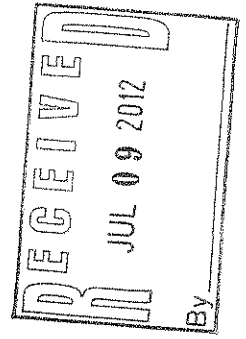
Block: 1902
 Lot: 16
 Qualifier:
 Owner: MAYYAN MUSA K
 Prop Loc: 500 BLACK HORSE PIKE-GLN

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2012	2		56.03	.00	.00	.00
2012	1		56.04	.00	.00	.00
2012		Total	112.07	.00	.00	.00
2011	4		56.91	.00	.00	.00
2011	3		56.91	.00	.00	.00
2011	2		55.15	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/09/12 Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 06/18/12

TOTAL TAX BALANCE DUE

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



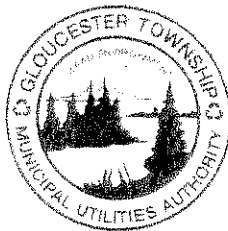
Current

B

Signature

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 12, 2012

ROBERT C. BENSON
Executive Director

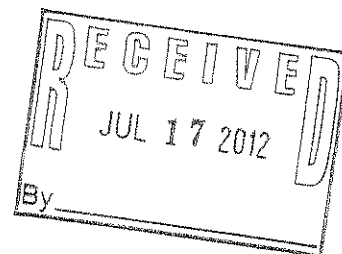
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #122044C
Musa K. Mayyan
500 Black Horse Pike, Glendora, NJ 08029
Block 1902, Lots 16, 17 & 18

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in cursive script that reads "Robert C. Benson".

Robert C. Benson
Executive Director

RCB:mh

RECEIVED
JUL 17 2012
By _____

LOCATION: 5800 Black Horse PK Glendora

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

☐ Revision to Prior Application

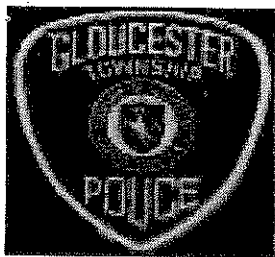
Please Forward Report by July 19, 2012

2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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1 Copy - Amended Site Plan
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1 Copy - Drainage Calculations
1 Copy - E.I.S.
Recycling Report

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

Reviewed
☒ Approved ☐ Not Approved
 Gloucester Twp. Fire Dist. 1
 Fire Official: [Signature]
 Date: 7/16/12

Signature _____



GLoucester TOWNSHIP POLICE

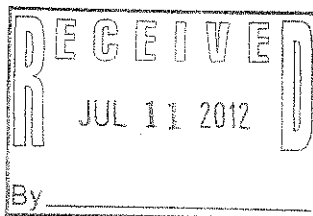
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #122044C 500 Black Horse Pike Glendora Musa Mayyan Block 1902 Lot 16,17,18

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

☐ Other:



Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 7/11/12

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: July 9, 2012

APPLICATION No. 122044C

APPLICANT: Musa K. Mayyan

PROJECT No. 7219

BLOCK(S): 1902 Lot(S): 16 - 17-18

LOCATION:

500 BLACK HORSE PIKE GLENDORA 08029

TRANSMITTAL TO:



Township Engineer
Camden County Planning Board
N.J. American Water Co.
Taxes

Zoning Board Planner
Traffic Officer
Aqua N.J. Water Co.
Construction

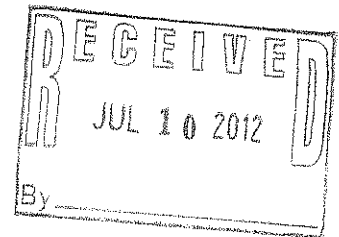
Tax Assessor
 G.T.M.U.A.
 Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:



New Application - Bulk C

Revision to Prior Application



PURPOSE OF TRANSMITTAL:



For Your Review,

For Your Files.

Please Forward Report by July 19, 2012

ENCLOSED:

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

Variance Plan

☒

Bulk (C) Variance

☐

Use (D) Variance

Signature _____

No Issues. FRONT (1ST FL) STORE
BEEN CLOSED SEVERAL YEARS?
WHAT IS BEING DONE THERE?

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122047C**
Mary Migliaccio
46 Hazletop Drive
BLOCK 17802 LOT 7

DATE: August 20, 2012

The above application is to permit a second 8' x 12' residential tool shed on a lot within the Shenandoah Village in the SCR - Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	96 sf	yes
Number	1	2	no
Maximum shed height	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	n/p	---
Front yard	N.P.	n/p	---
Side yard	3 ft.	n/p	---
Rear yard	3 ft.	n/p	---

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

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.L, Residential Tool Shed:

§422.L, Residential Tool Shed

1. Number: (2 provided v. 1 maximum allowed).
2. The Applicant must address the sections within the above zoning table indicated as "n/p – not provided" in order to determine if there are other variances associated with the instant application.

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

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

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

3. 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)).
4. 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.L(4) to permit a second residential tool shed (1 maximum allowed).

cc: Mary Magliaccio
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: _____ Application No.: 122047C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 7261

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

Escr. 150.00 Escr. # 7261

LAND DEVELOPMENT APPLICATION

1. Applicant

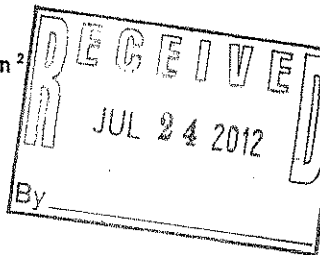
Name: MARY MIGLIACCIO
Address: 46 HAZELTOP DR
SHENADOAH VILLAGE
City: SICKLERVILLE
State, Zip: 08081
Phone: 856-784-1970 Fax: ()
Email: _____

2. Owner(s) (List all Owners)

Name(s): MARY MIGLIACCIO
Address: 46 HAZELTOP DR
Shenadoah Village
City: SICKLERVILLE
State, Zip: 08081
Phone: 856-784-1970 Fax: ()

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 | ☐ _____ |



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: MARY MIGLIACCIO
Address: 46 HAZELTOP WA
Profession: Retired
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: 856-784-1970 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 46 HAZELTOP WA Block(s): 17802
Tract Area: Shenandoah Lot(s): ~~1~~ 7

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): _____
2nd shed 8x12 size

9. Property:

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

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

Proposed

10ft ✓

Fence Application

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

Proposed

*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

8' x 12'

10'

on Prop Line 20'
4ft

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

Mary E. Migliaccio

Signature of Applicant

7/24/2012

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).

7/24/2012
Date

Mary E. Migliaccio
Signature

MARY E MIGLIACCIO
Print Name

Sworn and Subscribed to before me this

24 day of July
2012 (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).

NA No ☐ Yes

Mary E. Migliaccio
Signature of Applicant

MARY E MIGLIACCIO
Print Name

7/24/2012
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 24th day of July
20 12 before the following authority.

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

Mary E. Migliaccio
Name of property owner or applicant

Maria Robles
Notary public

MARIA ROBLES
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 18, 2015
I.D.# 2397529



CONSTRUCTION REVIEW AND APPROVAL

Homeowner's Name Mary Mica Uocco

Address 46 HAZELTOP

This homeowner in Shenandoah Village has submitted a proposal and or sketch for home improvements they will be performing or having performed at the above stated address. The Management of Shenandoah Village has reviewed the proposed work and found it to be in compliance with the requirements of Shenandoah Village.

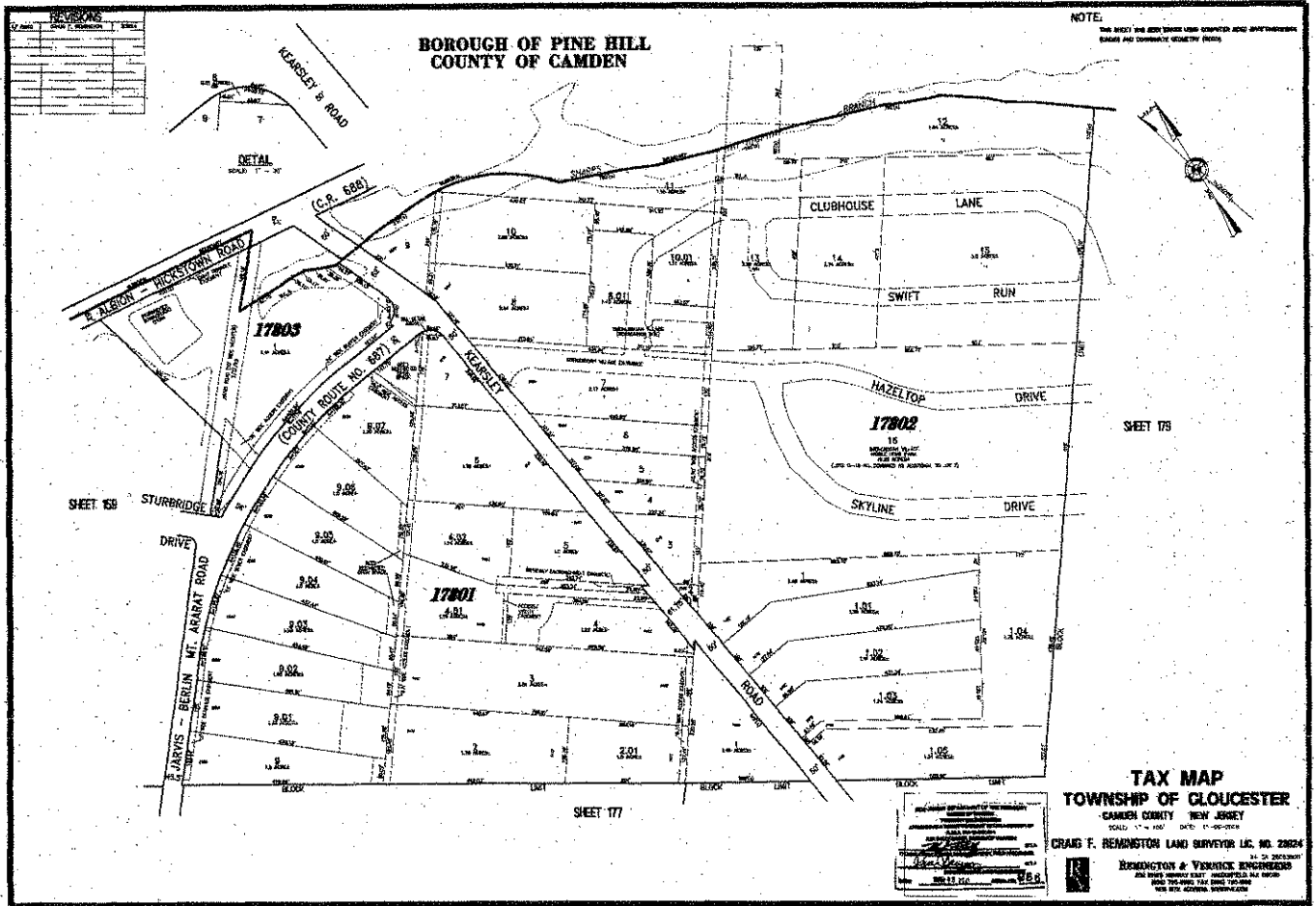
- ☐ Roof
- ☐ Siding
- ☐ Room Addition (cannot extend more than 10 feet from the home)
- ☐ Deck (cannot extend more than 10 feet from the home)
- ☐ Plumbing
- ☐ Electrical
- ☐ Shed (not to exceed 9 x 12 ft. in size)
- ☒ Other Additional shed

The homeowner has been advised that any and all construction (whether new or replacement) must comply with local building codes and must first be submitted to the township for approval.

Winnie Howells
Winnie Howells
Community Director

7-2-12
Date

Shenandoah Village

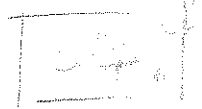
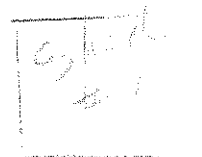


Signature

SOUTH - FRONT - VIEW

#9
HOUSE

#5
HOUSE



NO -

PROPERTY

LINES

Shed

PROPOSED
SHED

EXISTING
Shed

Shed

11' ft from
House

48-HAZELTON

House

46 HAZELTON
DR.

House
44 HAZELTON

FRONT

Hazeltop DR

Commissioners

RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

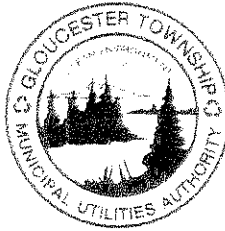
RICHARD EDGAR

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 30, 2012

ROBERT C. BENSON
Executive Director

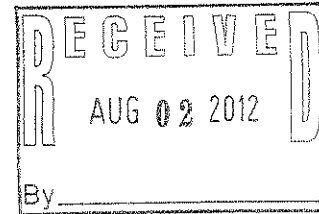
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #122047C
Mary Migliaccio
46 Hazeltop Drive, Shenadoah Village, Sicklerville, NJ 08081
Block 17802, Lot 10

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

A handwritten signature in cursive script that reads "Robert C. Benson".

Robert C. Benson
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: July 25, 2012

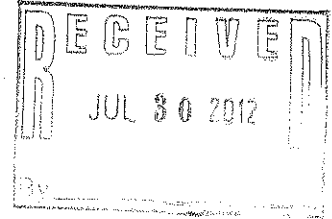
APPLICATION No. 122047C

APPLICANT: Mary Migliaccio

PROJECT No. 7267

BLOCK(S): 17802 Lot(S): ~~10~~ 7

LOCATION: 46 Hazeltop Dr., Shenandoah Village, Sicklerville, NJ 08081



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by August 6, 2012***
☐ For Your Files.

ENCLOSED:

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

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

Signature *J. R. Palmer Jr*
Assessor *7/30/12*

There are no "property lines" in this mobile home park regarding setback lines. However what type of shed and affixture to ground is allowed here since we are not allowed to assess these "mobile" buildings?

Tax Account Maintenance

Block: 17802
 Lot: 7
 Qualifier:
 Owner: BUS COMMUNITIES, INC. 1552 KEARSLEY ROAD
 Prop Loc: 1552 KEARSLEY ROAD

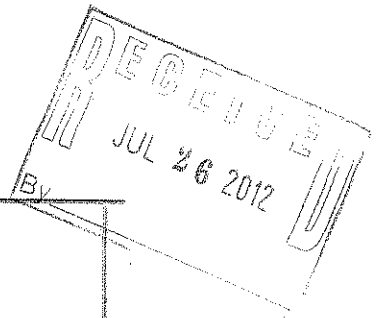
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		60,109.60	60,109.60	.00	60,109.60
2013	1		60,109.60	60,109.60	.00	60,109.60
2013		Total	120,219.20	120,219.20	.00	120,219.20
2012	4		61,067.59	61,067.59	.00	61,067.59
2012	3		61,067.60	61,067.59	.00	61,067.59
2012	2		59,151.60	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/26/12 Interest Date: 04/23/12

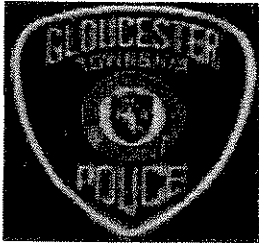
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/23/12

TOTAL TAX BALANCE DUE

Principal: 61,067.59 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: 61,067.59



Current



GLOUCESTER TOWNSHIP POLICE

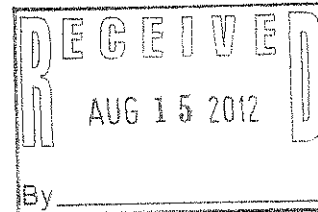
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

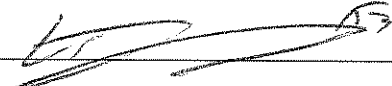
Application #122047C 46 Hazeltop Dr., Sicklerville, NJ Mary Migliaccio Block 17802 Lot 10

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

☐ Other:



Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature:  Date Submitted: 7/26/12

Signature

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 #122048C**
Bob Melaragni
23 Stratford Road
BLOCK 13701, LOT 12

DATE: August 6, 2012

The above application is to permit 12' x 12' 3-season room addition within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±11,165.87 sf	yes
Minimum lot frontage – cul-de-sac	56.25 ft.	50 ft.	enc
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±18.6% ¹	yes
Maximum lot coverage	40%	±20.3% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	29.9 ft.	enc
Side yard (addition)	10 ft.	±36 ft. / ±62 ft.	yes / yes
Rear yard (addition)	30 ft.	±16 ft.¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

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:

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

1. Rear yard: (±16 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a 3-season room addition with a rear yard property line setback of approximately sixteen (16) feet (30' minimum required).

cc: Bob Melaragni
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: _____ Application No.: 122048C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 7268

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

Escr. 150⁰⁰ Escr. # 7268

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Bob Melaragni
Address: 23 Stratford Rd
Clementon
City: Clementon
State, Zip: NJ. 08021
Phone: (856) 784-1868 Fax: () -
Email: _____

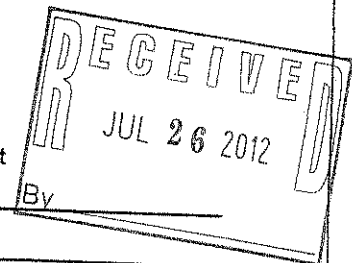
2. Owner(s) (List all Owners)

Name(s): Bob + Penny Melaragni
Address: 23 Stratford Rd
City: Clementon
State, Zip: NJ. 08021
Phone: (856) 784-1868 Fax: () -

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 | ☐ _____ |

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
<u>R2</u>	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: James A. Clancy
Address: 601 Ashbury Ave.
Profession: N.J. Professional engineer
City: National Park, NJ
State, Zip: NJ. 08063
Phone: (856) 853-7306 Fax: () -
Email: _____

Name: Rick H. Tkacs
Address: 1015 Potts Mill Rd
Profession: Land Surveyor
City: Bordentown, NJ
State, Zip: N.J. 08505
Phone: (609) 499-4453 Fax: () -
Email: _____

7. Location of Property:

Street Address: 23 Stratford Rd Block(s): 13701
Tract Area: _____ Lot(s): 12

8. Land Use:

Existing Land Use: single family home ^{CONSTRUCT ATTACHED}
Proposed Land Use (Describe Application): install a 3-season 12'x12'
sunroom on the rear of the home.
16' from rear property line.

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>2</u>	☒ 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**

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

Proposed

29.9'
-
16.1'
20.3'
16.0'
50'
125'
11,165.87
17'

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

Robert Melaragni

Signature of Applicant

7-20-12

Date

Signature of Co-applicant

Date

we request relief from The
required rear yard set back
allowance of 30' in order
to construct a 12' x 12'
sunroom on our home. we
currently have 28' from the rear
of our home to the rear property
line. Due to the irregular
shape of our lot our home was
built closer to the rear
property line. The sunroom will
be 16' from the rear property
line.

Mrs. Melaragni has been
diagnosed with Lupus and
per doctors she has to stay out
of The sun. The sunroom will provide
the ability for her to be
outside yet protected from The uv rays
which contribute to The Flairing up
of symptoms. The glass being used
blocks out approx. 94% of uv rays.

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).

7/20/12
Date

Signature

Print Name

Sworn and Subscribed to before me this

20th day of July.

2012 (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

Robert Melaragni
Signature of Applicant

Robert Melaragni
Print Name

7-20-12
Date

19. Survey waiver certification: ✓

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/7/2007, shows and discloses the premises in its entirety, described as Block 13701 Lot 12, 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:

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

Robert Melaragni
Name of property owner or applicant

Sworn and subscribed to

On this 20th day of July,
2012 before the following authority.

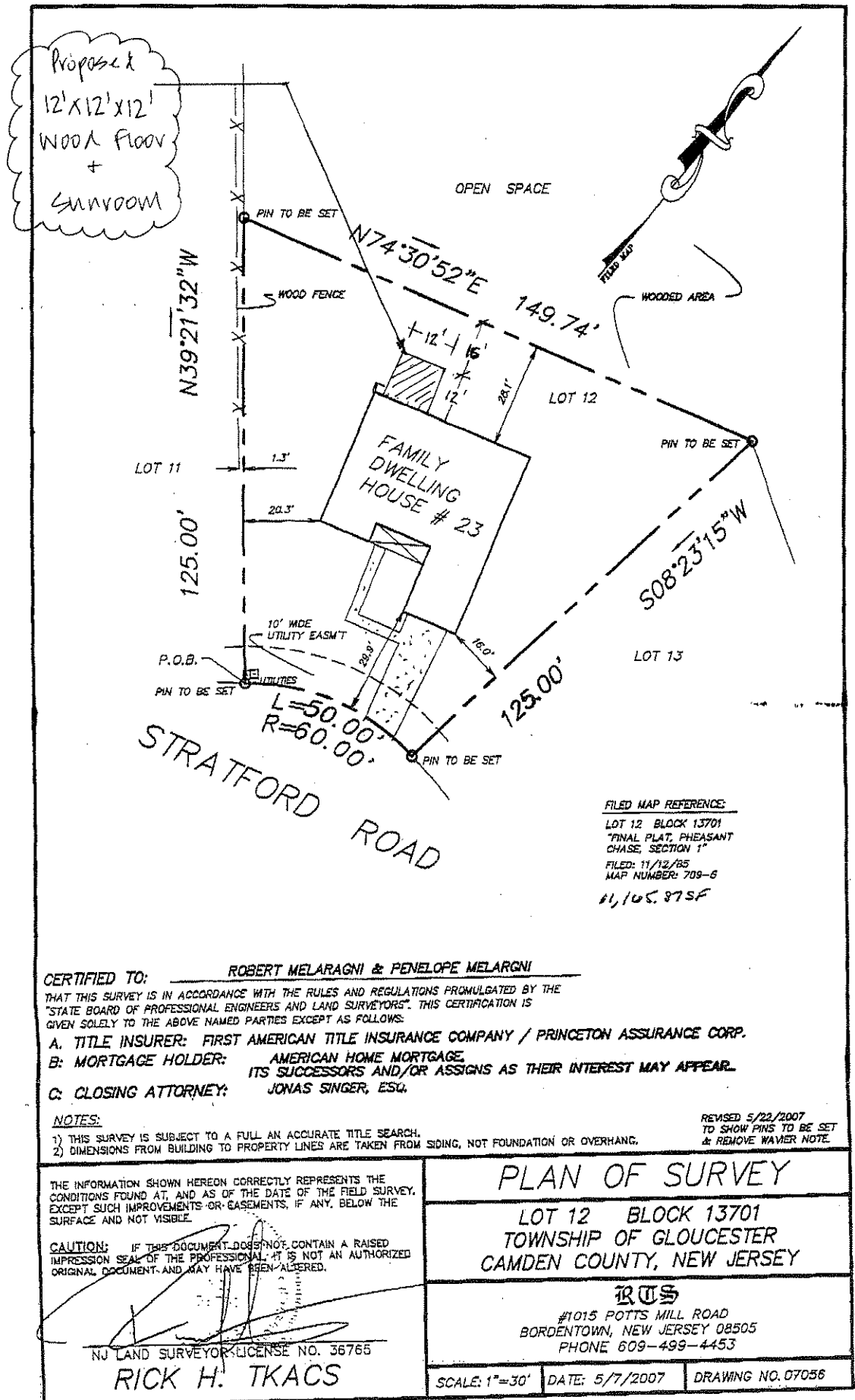
Notary Public

Nipul Patel
Notary Public

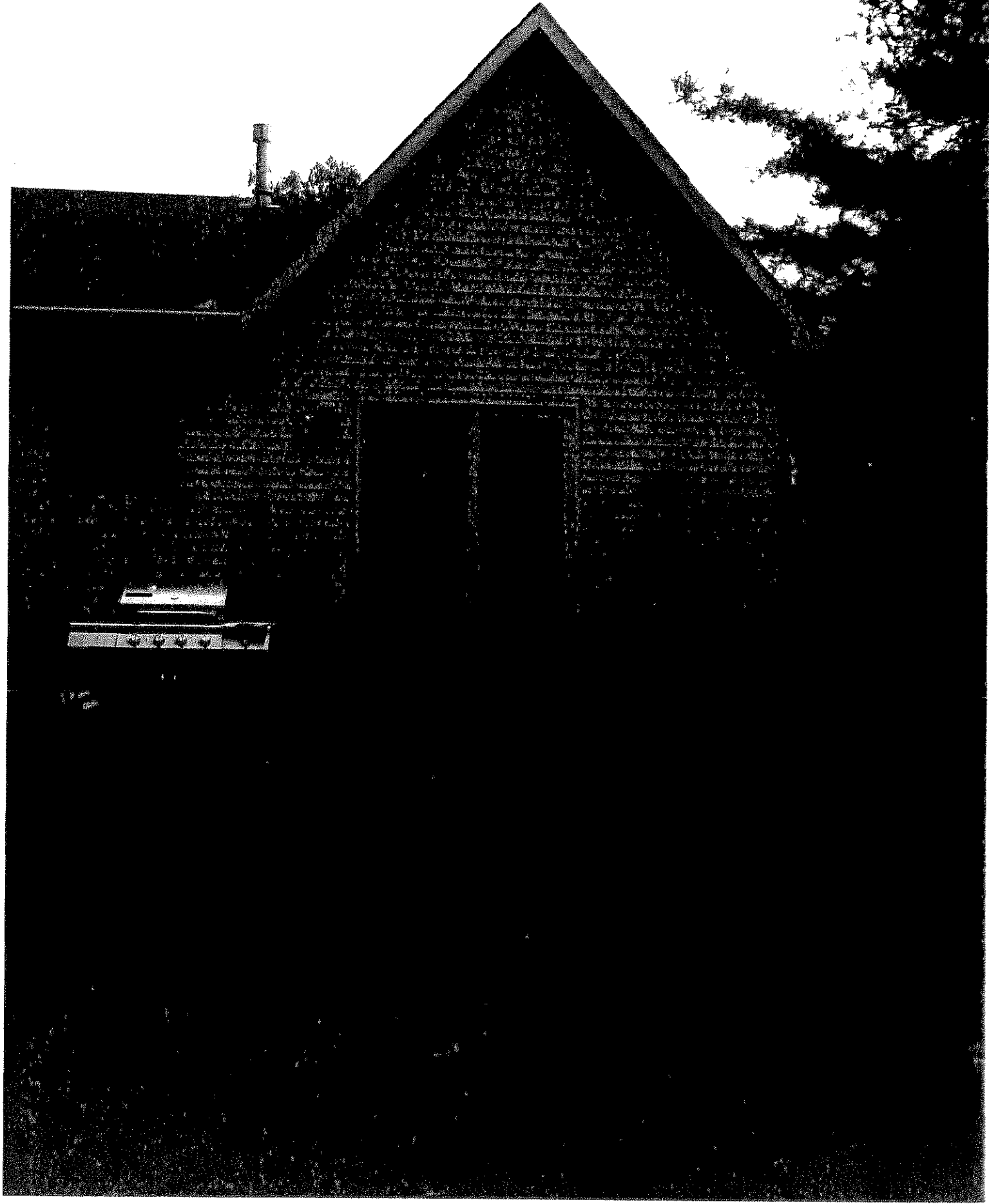
State of New Jersey

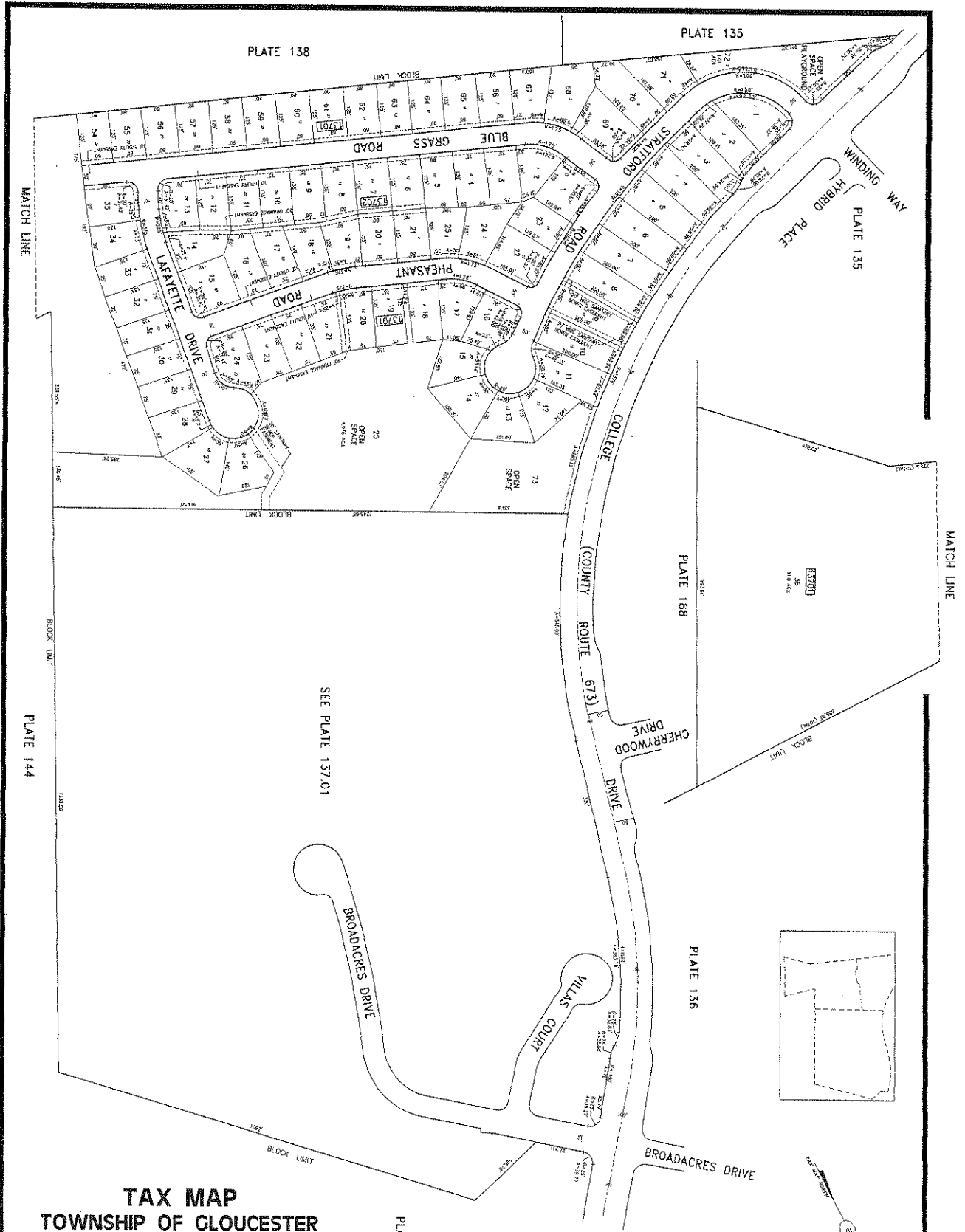
My Commission Expires March 13, 2013

38454



20157





TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 6/7/99
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924



REMINGTON & VERNICK ENGINEERS
 232 KING'S HIGHWAY EAST HADDONFIELD, N.J. 08033
 (609) 795-9595, FAX (609) 795-1882
 WEB SITE ADDRESS: WWW.RVE.COM

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: July 26, 2012

APPLICATION No. 122048C

APPLICANT: Robert & Penelope Melaragni

PROJECT No. 7268

BLOCK(S): 13701 Lot(S): 12

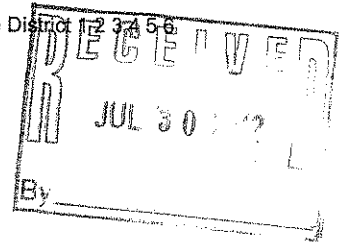
LOCATION: 23 Stratford Rd., Clementon, NJ 08021

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|------------------|
| ☐ | Township Engineer | ☐ | Zoning Board Planner | ☒ | Tax Assessor |
| ☐ | Camden County Planning Board | ☐ | Traffic Officer | ☐ | G.T.M.U.A. |
| ☐ | N.J. American Water Co. | ☐ | Aqua N.J. Water Co. | ☐ | Fire District 11 |
| ☐ | Taxes | ☐ | Construction | | |

STATUS OF APPLICATION:

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



PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by August 7, 2012***
☐ For Your Files.

ENCLOSED:

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

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

No Issues.

Signature _____

Tax Account Maintenance

Block: 13701

Lot: 12

Qualifier:

Tax Bill

Restricted Edit

Owner: METARABEL, ROBERT & PENELLOPE

Prop Loc: 23 STRATFORD ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,651.20	1,651.20	.00	1,651.20
2013	1		1,651.20	1,651.20	.00	1,651.20
2013		Total	3,302.40	3,302.40	.00	3,302.40
2012	4		1,677.51	1,677.51	.00	1,677.51
2012	3		1,677.52	.00	.00	.00
2012	2		1,624.88	.00	.00	.00

Other Delinquent Balances:

.00

Interest Date: 07/26/12

Interest Date

Interest Detail

Other APR2 Threshold Amt:

.00

Per Diem: .0000

Last Payment Date: 07/23/12

TOTAL TAX BALANCE DUE

Principal:

.00

Penalty:

.00

Misc. Charges:

.00

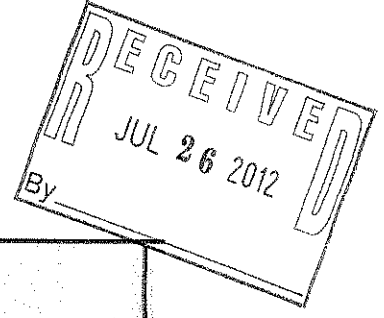
Interest:

.00

Total:

.00

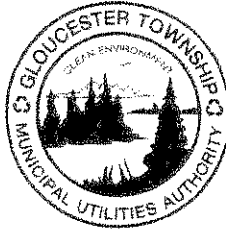
Current



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 30, 2012

ROBERT C. BENSON
Executive Director

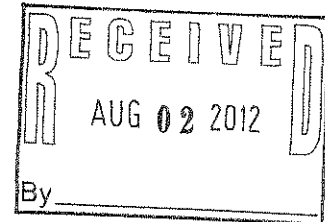
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #122048C
Robert & Penelope Melaragni
23 Stratford Road, Clementon, NJ 08021
Block 13701, Lot 12

Gentlemen:

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

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

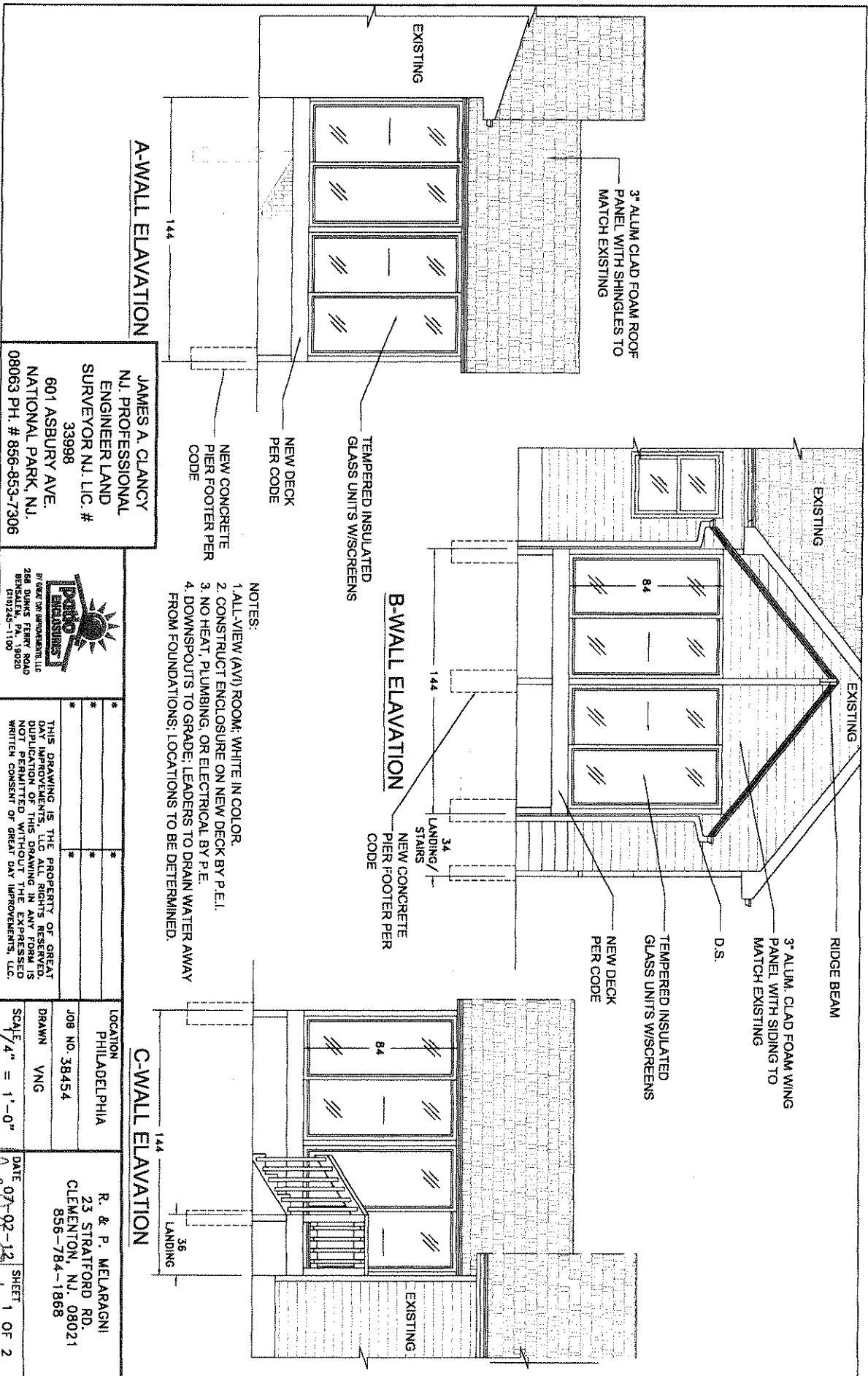
Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

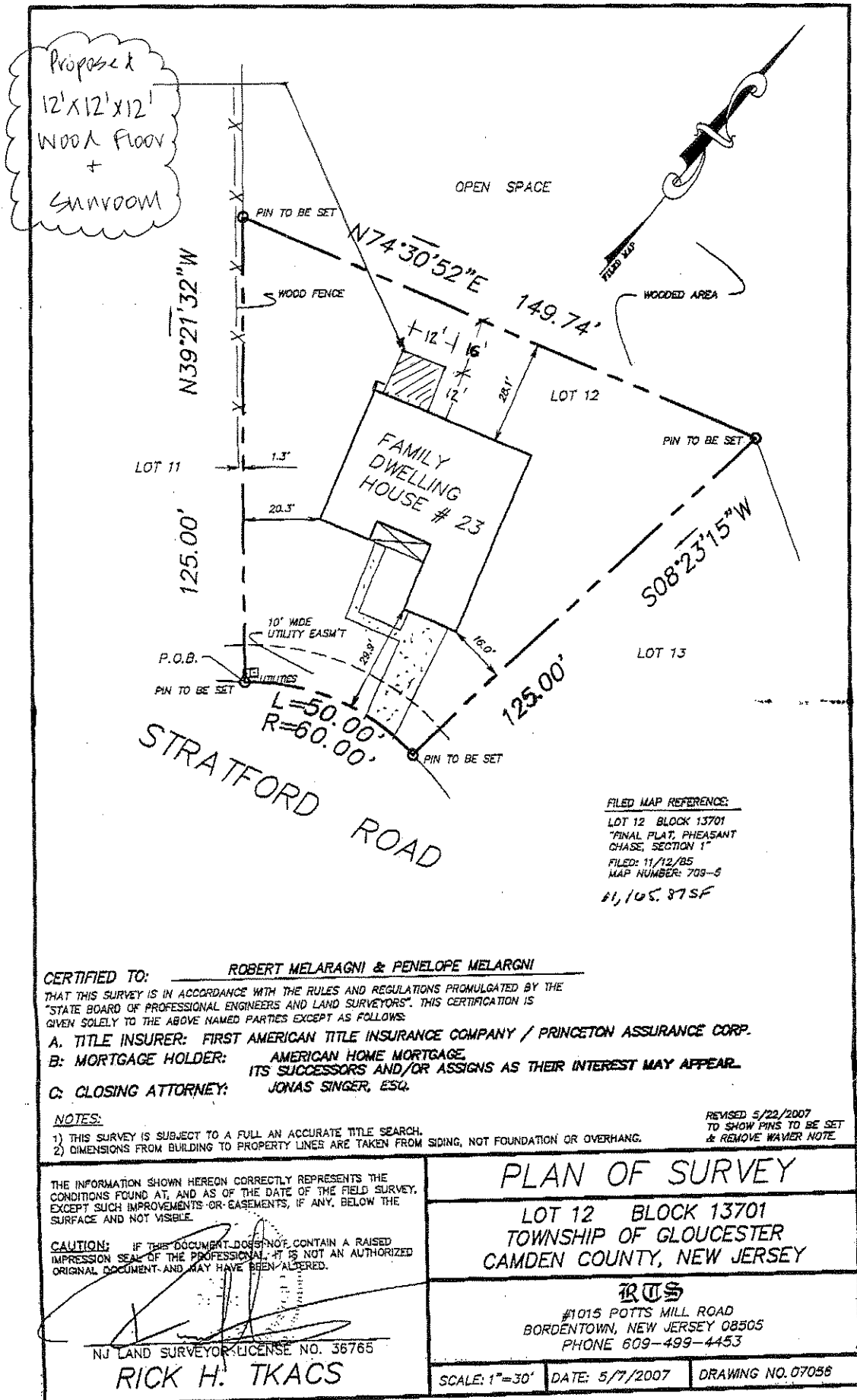
08/06/2012 15:51



38454



38454



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 #122050C**
Eddie C. and Annette K. Jones
9 Blue jay Drive
BLOCK 13605, LOT 5

DATE: August 20, 2012

The above application is to permit a 10' x 14' deck in the RA – Residential Attached District as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: RA – Residential District [§407].

<u>Standard</u>	<u>Required</u> <u>(Fee-Simple Townhouse)</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	2,500 sf	±3,780 sf	yes
Minimum lot frontage	20 ft.	42 ft.	yes
Minimum lot depth	125 ft.	90 ft.	enc
Maximum building coverage	40%	n/a	n/a
Maximum lot coverage	60%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	25 ft.	enc
Side yard (deck)	20 ft. end wall only	±12ft.	no¹
Rear yard (deck)	30 ft.	±25 ft.	no¹
Minimum Useable Yard Area	40%	≥ 40%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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:

§407.F – RA –Residential District, Area, Yard, Height and Building Coverage

1. Side yard (deck): (±12 ft. provided v. 20 ft. minimum required).
2. Rear yard (deck): (±13 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

~~From Section 407.F, Area, Yard, Height, and Building Coverage, to permit a deck approximately twelve (12) feet from the side property line (10 ft. minimum required) and approximately twenty five (25) feet from the rear lot line (30 feet minimum required).~~

We 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: Eddie C. and Annette K. Jones
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: _____ Application No. 122050C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: \$1600 Project # 1283

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

Escr. \$1500 Escr. # 1283

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: EDDIE C. JONES ANNETTE JONES

Address: 9 BLUE JAY Dr.

City: Clementon

State, Zip: NJ 08021

Phone: (609) 627-6274 Fax: () - 856-889-0655

Email: eddnc@comcast.net

2. Owner(s) (List all Owners)

Name(s): EDDIE & ANNETTE JONES

Address: 9 BLUE JAY Dr.

City: CLEMENTON

State, Zip: NJ 08021

Phone: (609) 627-6274 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

☐

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____

Address: _____

City: _____

Firm: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

6. Name of Persons Preparing Plans and Reports:Name: CONSIDER IT DONEAddress: 1211 OCEAN ST.Profession: CONTRACTORCity: FORKED RIVERState, Zip: NI 08731Phone: (609) 292-5092 Fax: (609) 549-5291

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - - Fax: () - -

Email: _____

7. Location of Property:Street Address: 9 BLUE JAY Dr. Clemente, NJ Block(s): 13605
358.9Tract Area: _____ Lot(s): #5**8. Land Use:**Existing Land Use: 1Proposed Land Use (Describe Application): would like to rebuild Deck
That is 25 years old.Replacing 10 x 14 deck w/ same
existing**9. Property:**Number of Existing Lots: 1Number 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**

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

Proposed

30'
12'

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: _____

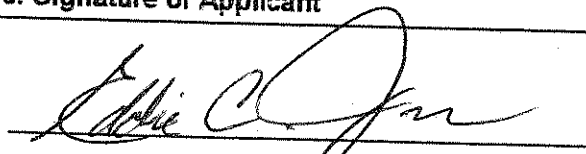
Number of loading spaces provided: _____

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


Signature of Applicant

7/30/2012
Date


Signature of Co-applicant

7/30/12
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).

July 30 2012
Date

Sworn and Subscribed to before me this

31st day of July
2012 (Year).

Signature

Print Name

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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 of Applicant

Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3-17-87, shows and discloses the premises in its entirety, described as Block 35B.9 Lot #5 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.

EDDIE C. JONES
Name of property owner or applicant

Sworn and subscribed to

On this 31st day of July
2012 before the following authority.

Notary public

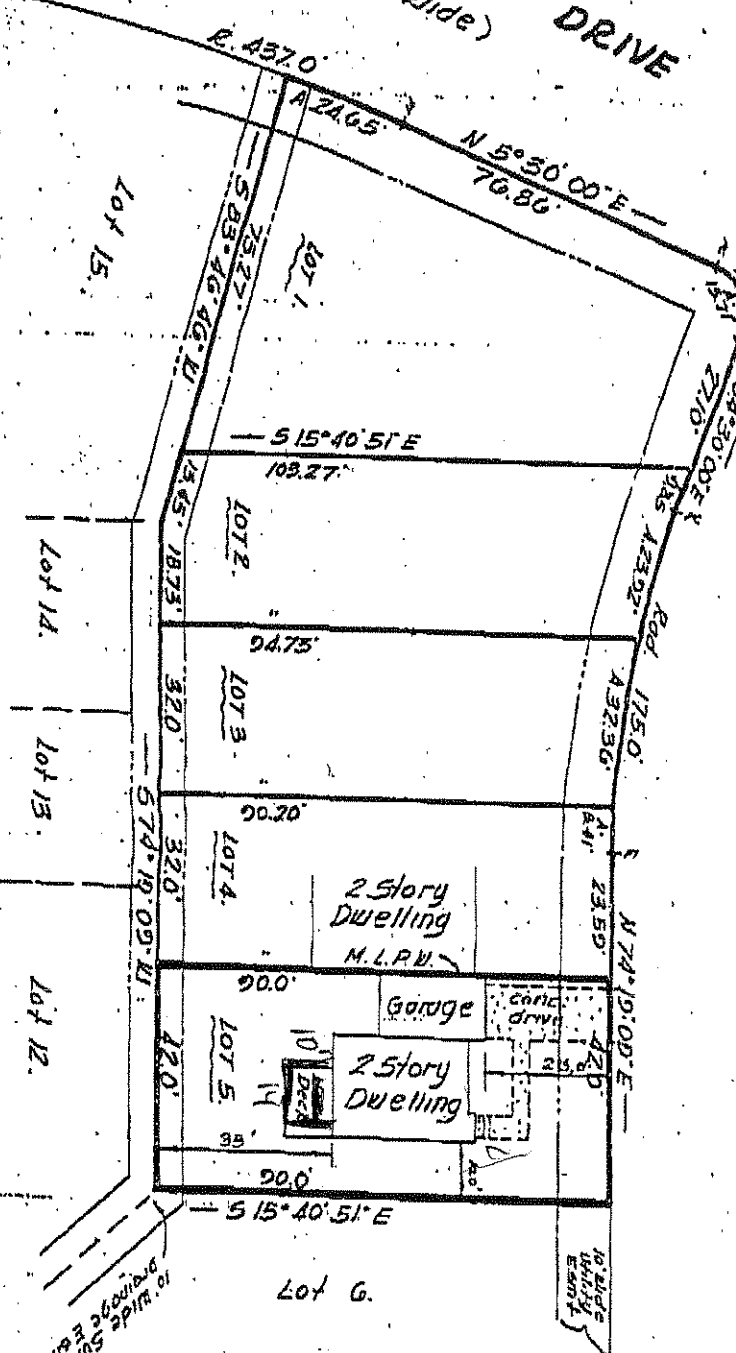
RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY
COMMISSION EXPIRES 01/16/2013

CHERRYWOOD DRIVE (76' wide)

RECEIVED
JUL '31 2012
By

BLUEJAY

DRIVE
(50' wide)

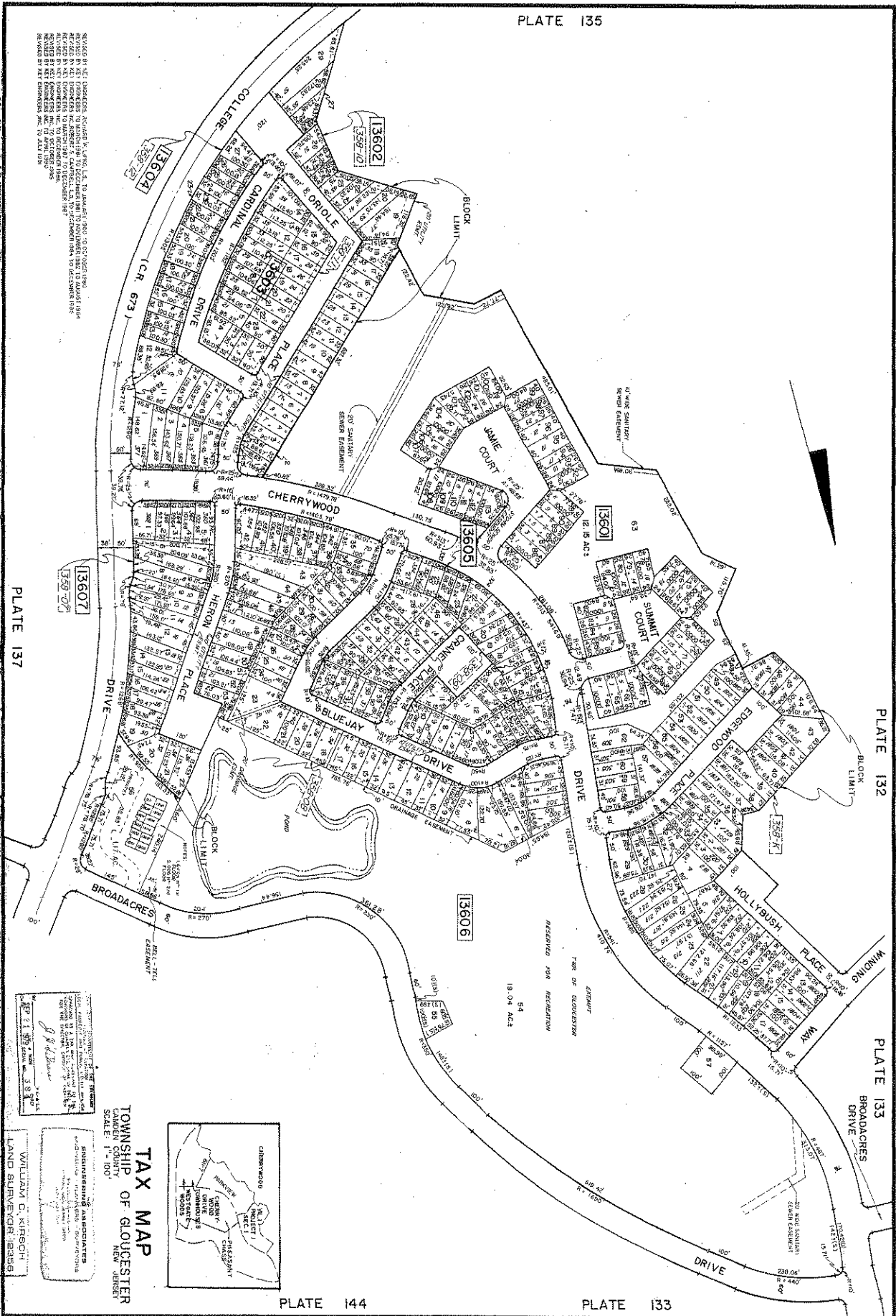


IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, this 3-17-87 day of March, 1987, at Camden, New Jersey.
Lawrence M. DiVietro, Jr., N.J. Lic. No. 24129
DATE

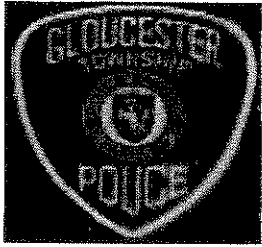
Revised 3-17-87 to Final Survey - Lot 5.

Lot nos. refer to Block 158.9, Plan of Cherrywood-Final Plat of Cherrywood Drive Townhouses. Plan File No. 611-8, Filed 11-15-77, Camden County. (Block 13605-Tax Map)

PLAN OF SURVEY
SITUATE
GLOUCESTER TWP, CAMDEN CO., N.J.
DATE: JULY, 1986 SCALE: 1"=50'
Lawrence M. DiVietro, Jr. 3-17-87
LAWRENCE M. DI VIETRO, JR. DATE
PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 24129
PREPARED BY
LAND DIMENSIONS ENGINEERING
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS



Signature



GLOUCESTER TOWNSHIP POLICE

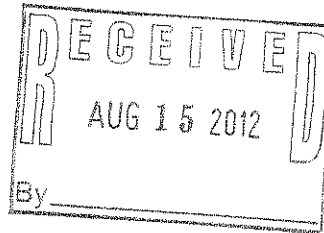
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #122050C 9 Blue Jay Drive Clementon, NJ Eddie & Annette Jones Block 13605 Lot 5

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

☐ Other:



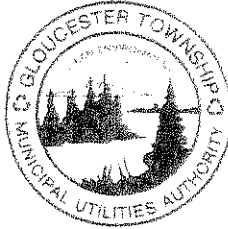
Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: Date Submitted: 7/26/12

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

August 7, 2012

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

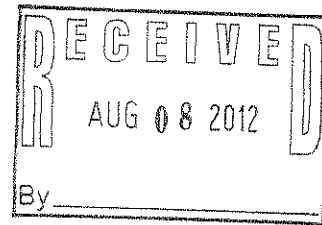
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #122050C
Eddie & Annette Jones
9 Blue Jay Drive, Clementon, NJ 08021
Block 13605, Lot 5



Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

A handwritten signature in cursive script that reads "Robert C. Benson".
Robert C. Benson
Executive Director

RCB:mh

RECEIVED
AUG 01 2012
By _____

APPLICATION No. 122050C

PROJECT No. 7283

LOCATION: 9 Blue Jay Drive, Clementon, NJ 08021

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

☒ New Application - Bulk C

☐ Revision to Prior Application

☒ For Your Review. **Please Forward Report by August 13, 2012**
☐ For Your Files.

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

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

No Issues.

Signature

8/1/12

Block: 13605 ...

Lot: 5

Qualifier: ...

Owner: JAMES EDDIE C LOT 5 ALBERTA ...

Prop Loc: 9 BLUE JAY 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	
2013	2		1,114.06	1,114.06	.00	1,114.06	
2013	1		1,114.07	1,114.07	.00	1,114.07	
2013		Total	2,228.13	2,228.13	.00	2,228.13	
2012	4		1,130.52	1,130.52	.00	1,130.52	
2012	3		1,130.53	.00	.00	.00	
2012	2		1,097.60	.00	.00	.00	

Other Delinquent Balances: .00 Interest Date: 08/02/12 Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/02/12

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

RECEIVED

AUG 02 2012

By _____

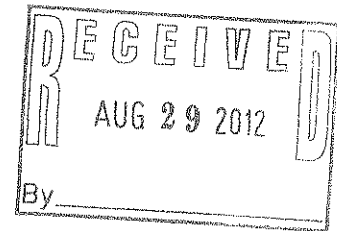
James

CHURCHILL
Consulting Engineers
A Professional Corporation

Corporate Headquarters
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Fax 856-767-0272

August 27, 2012

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Development and Planning
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012



Re: James Milazzo
Residential Apartment
Use Variance
Block 19101, Lot 8
310 S. Black Horse Pike
Gloucester Township, Camden County, New Jersey
Application No. 122046D
Our File No.: GX12009-ME

Dear Mr. Lechner:

We have received the following information with regard to the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated July 18, 2012;
- B. Township of Gloucester Land Development Application;
- C. A copy of a Township of Gloucester Tax Map Sheet 191;
- D. An aerial of the project area with the property boundary outlined on an 8-1/2 x 11 sheet (not to scale).

We have reviewed the application and offer the following comments:

I. Project Description

- 1. The site is known as Block 19101, Lot 8 as per the Tax Map of the Township of Gloucester.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Development and Planning
Gloucester Township
August 27, 2012
Page 2 of 4

2. The applicant is proposing a residential apartment over an existing commercial use.
3. It appears that the residence would be accessed from the rear of the site.
4. The lot has approximately ninety (90) feet of frontage along the Black Horse Pike (NJSH 168).
5. The site is located in the Neighborhood Commercial (NC) Zoning District.
6. The site currently contains a commercial building with multiple businesses, including a restaurant.
7. The site is located adjacent to a "CITGO" gas station, which is located to the north at the intersection of Marshall Avenue and NJSH 168. Additionally, it is located adjacent to "Niagara Pools," which is located to the south.
8. It appears that Niagara Pools has a storage yard and parking area located on lot 11 behind the site.
9. There is a drive aisle located to the south of the existing building that appears to be used by Niagara Pools as well as the subject property.
10. The site has two (2) accesses to the site from NJSH 168. It appears that the site may share access with Niagara Pools.

II. Zoning/Use Variance

1. The project site is located in the Neighborhood Commercial (NC) Zoning District.
2. The purpose of the Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.
3. Residential is not a permitted use in the NC zone. The applicant requires a Use Variance.

4. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
5. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
6. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Miscellaneous

1. The applicant should indicate the amount of residential units proposed.
2. The applicant should indicate if the residential units will be only utilized by the site's commercial tenants or if there will be no restrictions.
3. The applicant should demonstrate that the site has adequate parking to meet the Township Ordinance for all uses.
4. The applicant should indicate which parking spaces are designated for the residential unit.
5. It appears that there are no handicap accessible parking spaces on site. We defer review of the site's ADA requirements to the construction official.
6. The applicant should discuss traffic circulation for the site:
 - a. Are the side driveways one-way or two-way?
 - b. Is the southern driveway a shared access with Niagara Pools?
7. The Board may wish to require additional signage or striping to clarify the site's circulation now that residential parking will be located at the rear of the site.
8. It appears that there may be an advertising sign located within the sight triangle. This should be addressed.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Development and Planning
Gloucester Township
August 27, 2012
Page 4 of 4

9. Lighting of the rear parking area should be addressed. Adequate lighting should be provided.
10. We defer review of the building code requirements for residential properties to the construction official.

Any Zoning Board approval should be contingent upon approvals from all other governmental agencies having jurisdiction including but not limited to New Jersey Department of Transportation.

It should be noted our office did not review any aspect of the existing use (commercial facility and associated improvements). Our review was limited to the proposed residential use variance. Our review is of the Use Variance. We did not complete a review consistent with a Site Plan review.

If you have any questions or require additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.
Project Manager

JJM:jm (Enclosure)

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Mr. James Milazzo, Applicant
Mr. Norman K. Rodgers, III, P.E., P.L.S.

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122046D** **Escrow #7245**
James Milazzo
BLOCK 19101, LOT 8

DATE: August 22, 2012

The Applicant requests a use variance to provide a "residential apartment over existing commercial use by reducing existing commercial space" within the NC – Neighborhood Commercial District. The project is located on the west side of the Black Horse Pike south west of Marshall Avenue.

The Board should note the Applicant received a Site Plan Waiver to construct a $\pm 2,710$ sf second story addition by Planning Board Resolution #081091CSPW adopted *October 28, 2008*.

The application and support documents have been reviewed and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant/Owner: James Milazzo, 1595 S. Black Horse Pike, Blackwood, NJ 08012
(telephone #856-207-2424).

I. INFORMATION SUBMITTED

- Township of Gloucester Land Development Application Form with Waiver Request dated 7/18/12.
- Aerial photo (B/W) comprising one (1) sheet (Ledger size).
- Tax Map Plate 191 comprising one (1) sheet (Ledger size).

II. ZONING REVIEW

- Bulk Zoning Requirements:
Zone: "NC" ~ Office Residential District [§415].
Use: Residential Apartment is not a listed permitted use [§415.B(2)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	$\pm 25,818$ sf ¹	yes
Lot frontage (min.)	80 ft.	± 129 ft. ¹	yes
Lot depth (min.)	200 ft.	± 200 ft. ¹	yes
Building coverage (max.)	25%	23.2%	yes
Lot coverage (max.)	75%	$\pm 90\%$ ¹	enc

¹ = Scaled data.

Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.) – existing office	75 ft.	±80 ft. ¹	yes
Side yard (min.) – addition	10 ft.	±51 ft. ¹ / ±32 ft. ¹	yes / yes
Rear yard (min.) - addition	30 ft.	±124 ft. ¹	yes
Building Height (max.)	40 ft.	20 ft.	yes
Parking (1 space per 200 sf) ² 8,690 sf ÷ 200 = 44 spaces	44 spaces	±26 spaces ¹	no [*]
Accessory Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	N.P.	no	enc
Side yard (min.)	10 ft.	0 ft. / 0 ft.	enc / enc
Rear yard (min.)	10 ft.	0 ft.	enc
Garage Height (max.)	20 ft.	n/a	n/a
Other Building Height (max.)	12 ft.	n/a	n/a

1 = Scaled data.

2 = A parking variance was approved by Planning Board Resolution #081091CSPW adopted October 28, 2008.

N.P. = Not Permitted.

IV. VARIANCES COMMENTS

The plan as submitted requires the following variance:

Use Variance

§414.B, Permitted Use, NC – Neighborhood Commercial District

1. Residential Apartment is not a listed permitted use.

POSITIVE CRITERIA ("D1" use variance)

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 or principal structure in a district restricted against such use or principal structure (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. 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.
 - iii. 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 N.J.S.A. 40:55D-70).

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the following master plan and zoning issues.

1. Master Plan

- a. Consistency of the proposed "Residential Apartment" with the criteria of the (B-2) Small Scale Business land use classification of the master plan.

The master plan describes the B-2 classifications, as follows:

"In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of .15 and .20 is proposed" (page 151).

2. Zoning

- a. Consistency of the proposed "Residential Apartment" with the NC - Neighborhood Commercial District and character of the built environment.

Article IV, Zoning District Regulations describes the specific intent of the NC District, as follows:

"The purpose of the Neighborhood Commercial (NC) district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods" (§415.A, Specific Intent).

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

We 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: James Milazzo
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: 2102 JUL 1 2002

Application No.: #122046D

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees: 260.00 Project # 7245

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

Escr. 4200 Escr. # 7245

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: JAMES MILAZZO
Address: 159 S. BLACK HORSE PIKE
BLACKWOOD
City: _____
State, Zip: NJ 08012
Phone: (856) 207-2424 Fax: () - _____
Email: _____

2. Owner(s) (List all Owners)

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

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 | ☐ _____ |

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: N/A
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: () - _____ Fax: () - _____
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: NORMAN K. RODGERS, III, PE & ALS
G/O CONSULTING ENGINEER SERVICES
Address: 150 DELSEA DRIVE, SUITE
Profession: ENGINEER
City: SEWELL
State, Zip: NJ 08080
Phone: (856) 228-2200 Fax: (856) 232-2346
Email: nrodgers@ces-1.com

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

7. Location of Property:

Street Address: 310 S. BLACK HORSE PIKE Block(s): 19101
Tract Area: 200' DEEP X 90.98' Frontage X 128.09' Rear Lot(s): 8
(21,907 SF.)

8. Land Use: EXISTING COMMERCIAL

Existing Land Use: NC - NEIGHBORHOOD COMMERCIAL

Proposed Land Use (Describe Application): RESIDENTIAL APARTMENT
OVER EXISTING COMMERCIAL USE By reducing
EXISTING COMMERCIAL SPACE

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. SKETCH OF FLOOR PLAN & ELEVATIONS

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. #081091CSPW - Site Plan Waiver

13. Zoning**All Applications**

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

Proposed

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: (1) 9' x 18'

15. Relief Requested:

☒ Check here if zoning variances are required.

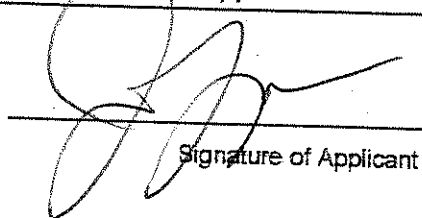
☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ 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

7.10.12

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

7.18.12
Date

Signature

JAMES MILAZZO

Print Name

Sworn and Subscribed to before me this

18th day of July
2012 (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 of Applicant

JAMES MILAZZO

Print Name

Date

7/18/12**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 2012, shows and discloses the premises in its entirety, described as Block 19101 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:

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

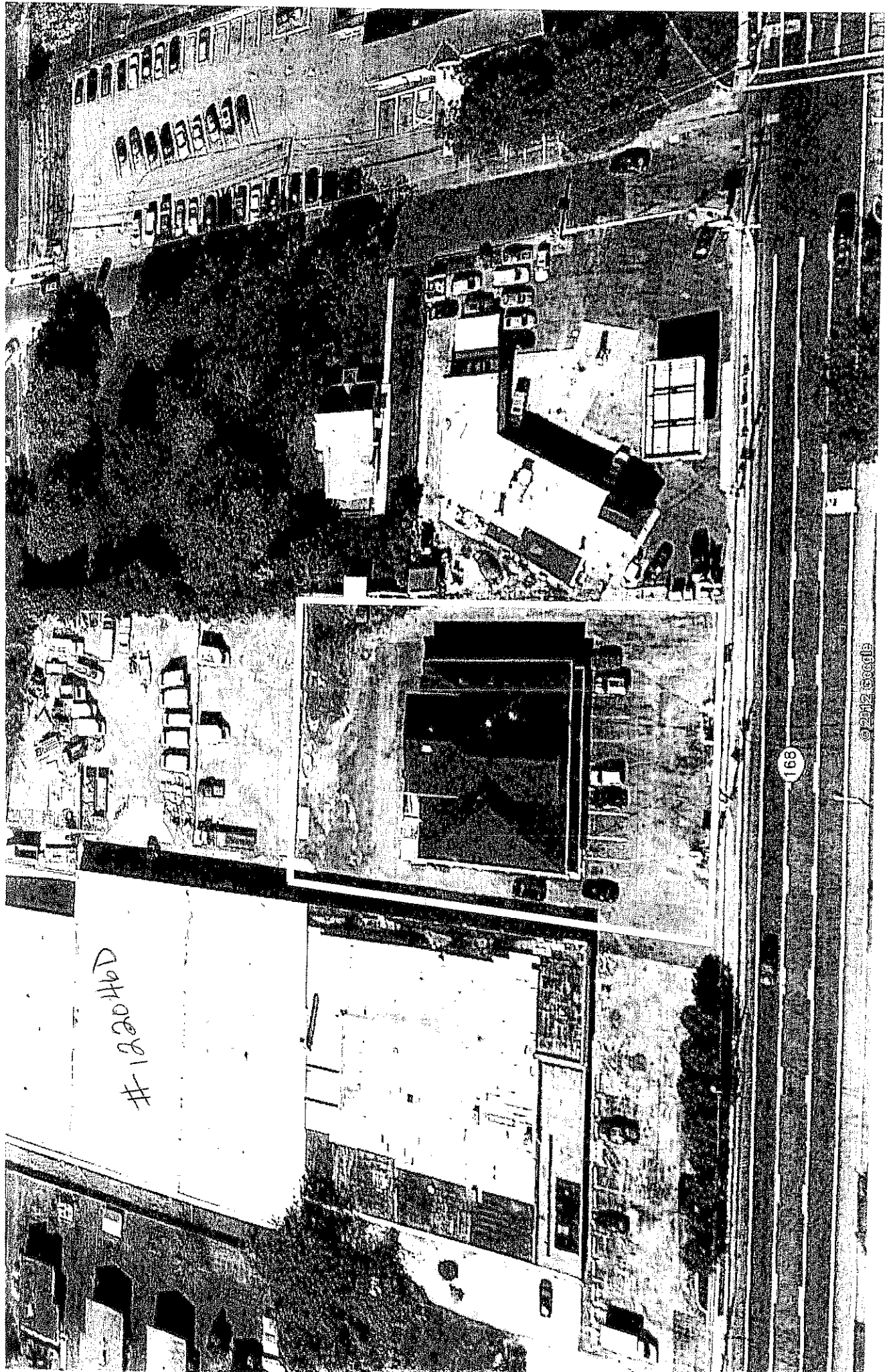
Sworn and subscribed to

On this 18th day of July
2012 before the following authority.

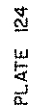
James Milazzo
Name of property owner or applicant

Notary public

Marilyn Brabazon
Notary public



#1280816D





Aqua New Jersey, Inc.
10 Black Forest Road
Hamilton, NJ 08691

T: 609.587.5406
F: 609.587.0689
www.aquanewjersey.com

August 3, 2012

AUG 08 2012

Township of Gloucester
Planning Board
PO Box 8
Blackwood NJ 08012

RE: Availability of Service
19101, Lot 8
Gloucester Township, Camden County

Dear Sir:

Aqua New Jersey, Inc. is franchised to supply water utility service to the above referenced project/property and is willing to provide service. At the present time, we are unaware of any moratorium or restriction on new water service connections in Gloucester Township.

This project does not require an extension of the water distribution system. The applicant should contact the local office at 856-784-3352 ext 10 for an Application for Water Service.

Please note, this Will-Serve letter is for the Zoning Board's purposes only. Though Aqua New Jersey, Inc. is willing and able to serve the property in question, no water will be reserved for this project until the Applicant has contacted Aqua New Jersey, Inc. directly.

If you have any questions, please feel free to call on me.

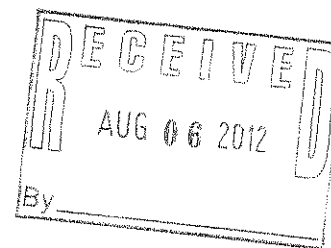
Sincerely,

AQUA NEW JERSEY, INC.

Stephen Gates
Engineering Tech

cc file

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: July 18, 2012

APPLICATION No: #122046D

APPLICANT James Milazzo

PROJECT No 7245

BLOCK(S): 19101

Lot(S): 8

Zoned: NC

LOCATION: 310 S. Black Horse Pike, Blackwood, New Jersey 08012

TRANSMITTAL TO:

- ☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes

- ☐ 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 Variance – Residential Apartment over Existing commercial use by reducing existing commercial space

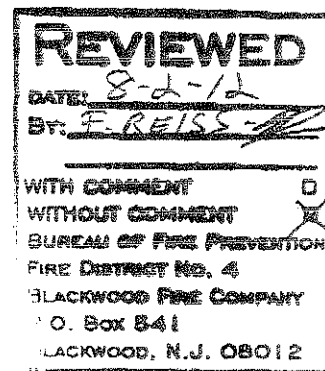
PURPOSE OF TRANSMITTAL:

- ☒ For Your Review, August 6, 2012
☐ For Your Files.

ENCLOSED:

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



Signature

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: July 18, 2012

APPLICATION No: #122046D

APPLICANT James Milazzo

PROJECT No 7245

BLOCK(S): 19101

Lot(S: 8

Zoned: NC

LOCATION: 310 S. Black Horse Pike, Blackwood, New Jersey 08012

TRANSMITTAL TO:

Township Engineer
Camden County Planning Board
N.J. American Water Co.
Taxes

Board Planner
Traffic Officer
Aqua N.J. Water Co.
Construction

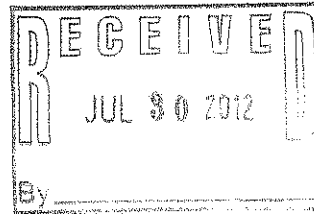
Tax Assessor
G.T.M.U.A.
Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

New Application: Use Variance – Residential Apartment over Existing commercial use by reducing existing commercial space

PURPOSE OF TRANSMITTAL:

For Your Review. **August 6, 2012**
For Your Files.



ENCLOSED:

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

Signature R. Salinger
Assessor 7/30/12

THIS SEEMS TO BE THE SAME SPACE
THAT WAS JUST ADDED ON FOR ADDITIONAL
COMMERCIAL SPACE, THROUGH UNIT #2.
WHERE WILL ENTRANCE BE TO APT + HOW WILL
UNIT 2 BE FIXED FOR COMM USAGE?



GLOUCESTER TOWNSHIP POLICE

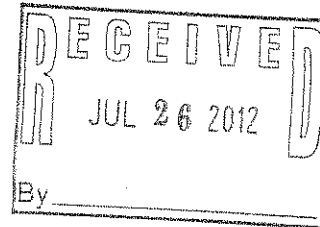
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #122046D 310 S Black Horse Pike Blackwood James Milazzo Block 19101 Lot 8

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

☐ Other:



Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____

Date Submitted: 7/26/12

Commissioners

RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

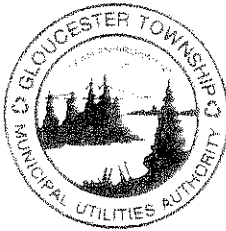
RICHARD EDGAR

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 24, 2012

ROBERT C. BENSON
Executive Director

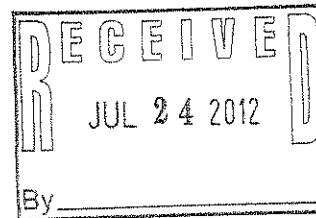
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #122046D
James Milazzo
310 S. Black Horse Pike, Blackwood, NJ 08012
Block 19101, Lot 8

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

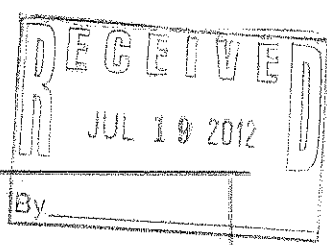
Block: 19101 Sp Charges
 Lot: 8
 Qualifier:
 Owner: Prop Loc: 310 S BLACK HORSE PIKE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		3,813.96	3,813.96	.00	3,813.96
2013	1		3,813.97	3,813.97	.00	3,813.97
2013		Total	7,627.93	7,627.93	.00	7,627.93
2012	4		3,871.12	3,871.12	.00	3,871.12
2012	3		3,871.13	3,871.13	.00	3,871.13
2012	2		3,756.80	.00	.00	.00

Other Delinquent Balances: Interest Date: 07/19/12

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 05/02/12

-TOTAL TAX BALANCE DUE-
 Principal: Penalty:
 Misc. Charges: Interest: Total:



Current



Signature

CHURCHILL
Consulting Engineers
A Professional Corporation

Corporate Headquarters
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Fax 856-767-0272

September 20, 2012

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Robert Bellins
Use Variance & Site Plan Waiver
Block 1207, Lot 10
9 Seventh Avenue
Gloucester Township, Camden County, NJ
Gloucester File No. 122051CDSPW
Our File No. GX12008-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. A copy of a Township of Gloucester Zoning Board Transmittal;
- B. A copy of a Township of Gloucester Land Development Application;
- C. A Township of Gloucester Land Development Ordinance Submission Checklist;
- D. A copy of a Township of Gloucester Tax Map Sheet 12;
- E. A plan entitled "Survey and Plan of Premises" prepared by John McGlinchey, P.L.S., P.P., dated April 3, 2012.

We have reviewed the application and offer the following comments:

I. General

1. The project site is located on the north side of Seventh (7th) Avenue. The site is approximately ninety-two (92) feet east of the Black Horse Pike (N.J.S.H. 168).
2. The site is known as Block 1207, Lot 10 as per the Tax Map of Gloucester Township.
3. The referenced tract consists of approximately 0.073 ± acres as per the submitted survey.
4. The tract has forty (40) feet of frontage along 7th Avenue.
5. It appears that the site is located within the Commercial Residential (CR) District.
6. The site is currently occupied by "B & B Auto & Truck Repair."
7. The application is for approval of a side access addition to the building. The addition is already constructed.

II. Use Variance

1. It appears that the site is located within Commercial Residential (CR) District.
2. The Commercial Residential (CR) District is intended for older commercialized areas of the Black Horse Pike and Lower Landing Road developed before high levels of car ownership required significant off street parking. This district retains a mix of residential uses including small apartment buildings. Because of the era in which the uses were established, commercial uses that entail relatively low customer activity are encouraged while retaining certain personal service uses already established in the area.
3. An auto body service/repair shop is not listed as a permitted use in the CR zone.
4. It appears that the proposed addition would be an expansion of an existing non-conforming use. We defer to your office the history of the site as to whether a Use Variance was previously granted for the site.

5. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
7. We defer review of conformance with the area yard and bulk requirements of the Ordinance to your office.
8. Based on review of the submitted Survey, there appears to be a number of encroachments on site which affect Lot 11:
 - a. The building addition encroaches by 0.31 feet;
 - b. The eave of the building addition encroaches by 1.05 feet;
 - c. The vinyl fence encroaches by 0.7 feet;
9. The applicant should address the encroachments. Modifications or easements may be required.
10. Since the proposed addition is presented as a side access way, it does not appear that the addition would expand the use's intensity. This should be clarified.
11. The applicant should address parking and operations for the site.
 - a. The Gloucester Township Land Development Ordinance (LDO) requires five (5) parking spaces for each service bay for an automobile service and repair facility.
12. It should be indicated if there was previously a parking space or storage area located where the addition is.
13. It appears that the property located across 7th Avenue (Block 1901, Lot 2 & 3) is utilized by the facility for storage of vehicles. It should be indicated if this is an approved storage area for the use.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Gloucester Township Department of Community Planning and Development
Robert Bellins
September 20, 2012
Page 4 of 4

III. Site Plan Waiver

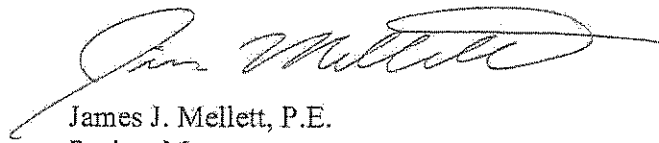
1. The applicant is requesting a Site Plan waiver for this project. If the applicant addresses the concerns listed above to the Board's satisfaction, we have no objection to the waiver request.
2. We defer review of the construction of the addition to your office.
3. We recommend that the slope of the surrounding sidewalk be reviewed to determine if it meets ADA requirements.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to the New Jersey Department of Transportation, Gloucester Township Municipal Utilities Authority, Camden County Conservation District, Aqua New Jersey, Inc./New Jersey American Water, etc.

If you should have any questions or require additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Ms. Robert Bellins, Applicant
Mr. John D. Wade, Esq.
Mr. Addison Bradley, PP, PLA

LAW OFFICES
RAGONESE, ALBANO, VIOLA & ALMEIDA, LLC

735 NORTH BLACK HORSE PIKE
RUNNEMEDE, NEW JERSEY 08078-1363

(856) 939-2504

Fax (856) 939-0717

Email: SJR@ravlawyers.com

SAMUEL J. RAGONESE+
MICHAEL P. ALBANO

ANDREW S. VIOLA
ANTHONY S. ALMEIDA

MEMBER OF NJ & PA BARS+

August 23, 2012

AUG 27 2012

John D. Wade, Esquire
WADE, LONG, WOOD & KENNEDY, LLC
1250 Chews Landing Road, Suite 1
Laurel Springs, NJ 08021

RE: Robert Belins
Block 1207, Lot 10

Dear John:

As you know, our client is Michael Palmieri the owner of lot 11 which neighbors your above identified client's property. After discussions with my client and your office, this letter will serve to memorialize the understanding we have reached.

My client will agree to waive objection to the eve overhang onto his property from your client's shed/addition which is depicted on the survey and plan of premises prepared by John McGlinchey, P.L.S. dated 4/3/2012. My client agrees to execute a Deed of Easement by which both parties will have cross-easements to allow the eve addition overhang and the present placement of the vinyl fence which has served my client's premises. You will note that the survey depicts that there is a 1.05 foot encroachment of the roof eve overhang and a .31 foot encroachment of building structure onto my client's property. However, according to Mr. McGlinchey's survey my client's fence placement appears to encroach .7 feet onto your client's property.

If the Gloucester Township Planning Board is in agreement, we will proceed to advise Mr. McGlinchey to prepare the appropriate legal descriptions so that we can have both easements for our perspective clients and my office will proceed to prepare same.

August 23, 2012
Page 2

Should you or anyone within the Gloucester Township Community Development office need to discuss this matter further with me, I invite your contact.

Sincerely,

SAMUEL J. RAGONESE

SJR/eb
Copy to: Michael Palmieri
Kenneth Lechner

8/23/2012 1:30 PM

COPY

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122051CDSPWD Escrow #7284**
Robert Belins
BLOCK 1207, LOT 10
9 Seventh Avenue

DATE: August 13, 2012

The Applicant requests use variance approval for an expansion of a nonconforming use to provide "side access addition" as a component of an existing office and auto repair facility and site plan waiver within the CR –Commercial Residential District. The project is located on the north side of Seventh Avenue east of the Black Horse Pike.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant/owner: Robert Belins, 1724 Maple Avenue, Haddon Heights, NJ 08035 (telephone #856-546-5116).
- Surveyor: John McGlinchey, PLS, 5 Margold Court, Mt. Laurel, NJ 08054 (telephone #856-727-4353).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form with narrative dated 7/25/12.
2. Township of Gloucester Land Development Ordinance, §817 Submission Checklist.
3. Survey and Plan of Premises, as prepared by John McGlinchey, PLS comprising one (1) sheet dated 4/03/12.

III. ZONING REVIEW

1. Auto repair is not a listed permitted use in the CR - Commercial Residential District.

"HC" ~ Highway Commercial District [§416]

Description	Required (Other Use)	Proposed	Conforms
Lot size (min.)	1 ac.	±0.074 ac. ¹	enc
Lot frontage (min.)	100 ft.	40 ft.	enc
Lot depth (min.)	300 ft.	80 ft.	enc
Building coverage (max.)	15%	±69% ¹	yes
Lot coverage (max.)	50%	n/p	---
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) – addition	20 ft.	±18 ft.¹	no*
Side yard (min.) - addition	10 ft.	-0.31 ft.²	no*
Side yard (min.)	10 ft.	2.75 ft.	enc
Rear yard (min.)	25 ft.	1.04 ft.	enc
Useable yard area (min.)	n/a	n/a	n/a
Height (max.)	35 ft.	< 35 ft.	yes

¹ = Scaled data.

² = The addition encroaches 0.31 feet onto Block 1207, Lot 11.

IV. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a variance.

The Applicant must provide the following checklist items or request a waiver:

We do not recommend waiving underlined items

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

V. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist requirement.

We do not recommend waiving underlined items

1. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].

VI. VARIANCES COMMENTS

The Application as submitted requires the following variances from the HC – Highway Commercial District.

§414.B, Permitted Uses

1. An autor repair facility is not a listed permitted use in the CR - Commercial Residential District.

POSITIVE CRITERIA ("D2" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D2" variance:

2. The Board has the power to grant a variance for an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).
 - 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 applicable to the application.
 - ii. 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.
 - iii. 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 N.J.S.A. 40:55D-70).

VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
 - a. Consistency of a "side access addition" as a component of an existing office and autor repair facility within the B1 Mixed Business/Residential Land Use Classification within the Township's Master Plan.
2. Zoning
 - a. Consistency of a "side access addition" as a component of an existing office and autor repair facility with the CR –Commercial Residential District and character of the built environment.
3. Side access addition
 - a. The Board is advised the side access encroaches onto the adjacent lot.

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 ..."

VIII. 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.*

IX. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.

We 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: Robert Belins
Addison Bradley, PP
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

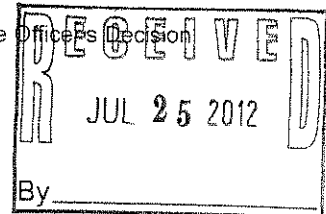
Submission Date¹: _____ Application No.: 122057 CDSPA Taxes Paid Yes/No _____ (Initial)
☐ Planning Board ☒ Zoning Board of Adjustment Fees: 510⁰⁰ Project # 7284
¹ Upon receipt of all fees, documents, plans, etc. Escr. 1950⁰⁰ Escr. # 7284

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Robert Belins</u> Address: <u>1724 Maple Avenue</u> City: <u>Haddon Heights</u> State, Zip: <u>NJ 08035</u> Phone: <u>(856) 546-5116</u> Fax: <u>(856) _____</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Same</u> Address: _____ City: _____ State, Zip: _____ Phone: <u>(856) _____</u> Fax: <u>(856) _____</u>
--	---

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 Officers 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 | ☒ Site Plan Waiver |



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	<u>CR</u>	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: <u>John D. Wade</u>	Firm: <u>Wade, Long, Wood & Kennedy</u>
Address: <u>1250 Chews Landing Road</u>	State, Zip: <u>NJ 08021</u>
City: <u>Laurel Springs</u>	Phone: <u>() 346-2866</u> Fax: <u>() 346-1910</u>
	Email: <u>jwade@wlwklaw.net</u>

6. Name of Persons Preparing Plans and Reports:			
Name: <u>John McGlinchey, PLA</u> Address: <u>5 Marigold Court</u> Profession: <u>Land Surveyor</u> City: <u>Mt. Laurel</u> State, Zip: <u>NJ 08054</u> Phone: <u>(856) 727-4353</u> Fax: <u>(856) 726-4360</u> Email: _____	Name: <u>Addison Bradley</u> Address: <u>1585 Hider Lane</u> Profession: <u>Planner</u> City: <u>Laurel Springs</u> State, Zip: <u>08021</u> Phone: <u>(856) 228-4848</u> Fax: <u>(856) 228-8507</u> Email: _____		
7. Location of Property:			
Street Address: <u>9 Seventh Avenue</u>		Block(s): <u>1207</u>	
Tract Area: <u>0.073 acre</u>		Lot(s): <u>10</u>	
8. Land Use:			
Existing Land Use: <u>office and auto repair</u>			
Proposed Land Use (Describe Application): <u>side access addition</u>			
9. Property:			
Number of Existing Lots: <u>1</u>		Proposed Form of Ownership: ☒ Fee Simple ☐ Cooperative ☐ Condominium ☐ Rental	
Number of Proposed Lots: <u>1</u>			
Are there <i>existing</i> deed restrictions?		☒ No ☐ Yes (If yes, attach copies)	
Are there <i>proposed</i> 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>10.29 ft</u>	Setback from E.O.P.*1	<u> </u>
Front setback 2	<u> </u>	Setback from E.O.P.*2	<u> </u>
Rear setback	<u>1.04 ft</u>	Fence type	<u> </u>
Side setback 1	<u>2.75 ft</u>	Fence height	<u> </u>
Side setback 2	<u>2.0 ft</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	<u>40 ft</u>	Pool Requirements	
Lot depth	<u>80 ft</u>	Setback from R.O.W.1	<u> </u>
Lot area	<u>0.073 acre</u>	Setback from R.O.W.2	<u> </u>
Building height	<u>less than 35 ft</u>	Setback from property line 1	<u> </u>
		Setback from property line 2	<u> </u>
		Distance from dwelling	<u> </u>
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	<u> </u>	Shed area	<u> </u>
Garage height	<u> </u>	Shed height	<u> </u>
Number of garages	<u> </u>	Setback from R.O.W.1	<u> </u>
(Include attached garage if applicable)	<u> </u>	Setback from R.O.W.2	<u> </u>
Number of stories	<u> </u>	Setback from property line 1	<u> </u>
		Setback from property line 2	<u> </u>
14. Parking and Loading Requirements:			
Number of parking spaces required: <u>5</u>		Number of parking spaces provided: <u>3</u>	
Number of loading spaces required: <u> </u>		Number of loading spaces provided: <u> </u>	
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			
<u> </u> Signature of Applicant		<u> </u> Date	
<u> </u> Signature of Co-applicant		<u> </u> 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).

RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/16/2013

Sworn and Subscribed to before me this

8-1 day of _____

2012 (Year)

Rita A Reeves

Signature

Robert Belins

Print Name

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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

Robert Belins
Signature of Applicant

Robert Belins
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 1207 Lot 10; 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:

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

Robert Belins

Name of property owner or applicant

Sworn and subscribed to

On this 24 day of July
2012 before the following authority.

Carol Terreri
Notary public

A Notary Public of New Jersey
My Commission Expires
June 7, 2012



TOWNSHIP OF GLOUCESTER

08/02/12 15:40:42 Tax Payment

BLQ: 1207. 10.
Name: BELINS ROBERT
Location: 9 SEVENTH AVENUE

12	2 Prd- Prin	883.31
12	2 Prd- Int	17.86
12	3 Prd- Prin	909.99

1,811.16

Ref Num: 3760 Seq: 88 to 89

Cash Amount:	1,811.16
Check Amount:	0.00
Credit Amount:	0.00

Total: 1,811.16

Cash Tendered:	1,815.00
Change Due:	3.84

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 1, 2012

APPLICATION No. 122051CDSPW

APPLICANT: Robert Belins

PROJECT No. 7284

BLOCK(S): 1207

Lot(S): 10

LOCATION: 9 Seventh Ave., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ New Application - Bulk C; Use "D" Variance & Site Plan Waiver
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by August 13, 2012

ENCLOSED:

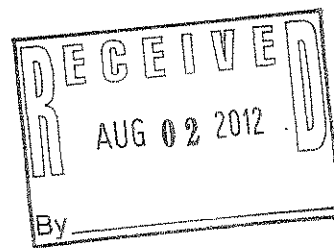
- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision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

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

Signature

[Handwritten Signature]
8/1/12

Makes it very tight along lot line
between lot 10 + 11, actually encroaches
on to lot 11. Seems to be improving the
existing "shed" area into a full room.
No major issues if OK with lot 11 owners.
Commercial prop.



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

August 7, 2012

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

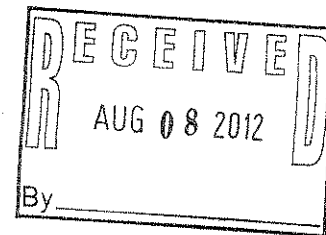
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #122051CDSPW
Robert Belins
9 Seventh Avenue, Glendora, NJ 08029
Block 1207, Lot 10



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**


Robert C. Benson
Executive Director

RCB:mh

Bnt# 63

[Handwritten mark]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

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- | | | |
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| ☐ Camden County Planning Board | ☐ Traffic Officer | ☐ G.T.M.U.A. |
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- ☐ Recycling Report



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

OK 8-15-12 JGR - will require exterior wall rating per the Building Code.

Signature