Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 14, 2016
7:30 P.M.

Agenda

Salute to the Flag

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

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday, August 24, 2016

RESOLUTIONS FOR MEMORIALIZATION

#162040C
Clifford Gano
Bulk C Variance
Block: 12806 Lot: 9

#162042C
Frederick Kilichowski
Bulk C Variance
Block: 1702 Lot: 6

#162045C
Jennifer Barbagiovanni
Bulk C Variance
Block: 7807 Lot: 8

APPLICATIONS FOR REVIEW

#162041C
Vin Gandhi
Bulk C Variance
Block: 18310 Lot: 67
Zoned: R3
Location: 65 Mullen Dr., Sicklerville

15’x20’ concrete patio with 1.5’ setback
#162046C
Ronald M. Babli
Zoned: R3
Bulk C Variance
Block: 7811 Lot: 7
Location: 324 Keystone Ave., Blackwood

Metal Carport 20'x30'x12' w/5' Rear & Side setbacks

#162049C
Mark Samuti
Zoned: R3
Bulk C Variance
Block: 19804 Lot: 9
Location: 16 Vail Rd., Sicklerville

6' tan vinyl fence w/EOP2 s/b 3'

Meeting Adjourned
Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

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

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

MINUTES FOR ADOPTION


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

Roll Call:

Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Rosati Yes

Minutes Approved

Zoning Board Minutes for Wednesday August 10, 2016.

A motion for the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglio Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes

Minutes Approved
RESOLUTIONS FOR MEMORIALIZATION

#162035CDPFMSPF  
Ville 2, LLC  
Bulk & Use D Variance/Prelim & Final Subdiv./Prelim & Final Site Plan  
Block: 18501 Lots: 2 & 11 (Proposed B/L: 18599/1)  
Block: 1305 Lots: 6 & 7  
A motion to approve the above mentioned resolution was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:  
Mr. Bucceroni       Yes  
Mr. Scarduzio       Yes  
Mrs. Chiumento      Yes  
Mr. Rosati          Yes  

Resolution Approved.

#162001BDCPMSFMS  
Brahm Properties, Inc.  
Bulk C Variance/Prel-Final Major Subdiv.  
Block: 16504 Lot: 10-11-12  
A motion to approve the above mentioned resolution was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:  
Mr. Bucceroni       Yes  
Mr. Scarduzio       Yes  
Mrs. Chiumento      Yes  
Mr. Rosati          Yes  

Resolution Approved.

APPLICATIONS FOR REVIEW

#162048C  
Gerard DiBona/Alexandra Davis  
Zoned: R4  
Bulk C Variance  
Block: 16121 Lot: 3  
Location: 23 Fairmount Ave., Sicklerville  
6' white vinyl fence w/16' setback F2.

Mr. Costa swears in Ms. Alexander Davis and Mr. Gerard DiBona.  
Mr. DiBona states they live across from the ball field and have been cleaning up the lot and removing poison ivy and trash. This has made it easier to maintain the other side of the property with landscaping/clean-up and the addition of a fence.  
Ms. Davis states it will be more aesthetically pleasing.  
Mr. DiBona is trying to save 2 oak trees on the property with the placement of the fence.  
Mr. Mellett states the fence is 8' in on the property line and 16' from the cart way.
Mr. DiBona states 3 of his neighbors are now getting new fence to update since he has started his project.

Mr. Mellett states the utility pole is at the intersection/20' behind the street/and the big trees. Mr. Mellett states because the utility pole and trees are on the corner vehicles will have to pull up to see anyway; thus no site implications.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Scarduolo  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Chairman Simiriglia  Yes

Application Approved.

#162047CD
Bimbo Bakeries
Zoned: HC
Bulk C/Use "D" Variance
Block: 13305/13307 Lot: 1-2-3, 5
Location: 1320/1340 Blackwood -Clementon Rd., 700 Plaza Dr., Clementon

Mr. Costa swears in: Mr. Norman Rogers (PE), Mr. Addison Bradley (Planner), Ms. Beth Dickson (Transaction Manager), Mr. John Burns (Director of Real Estate).

Mr. John Wade (Esq.) reviews the application. The applicant is seeking a Use and Bulk Variance:
- existing non-conforming,
- use on rear property for truck maintenance building,
- A formal site plan will be submitted in 30 to 60 days if approved,
- The current site needs to expand and will go where the old Pizza Hut existed,
- The business receives product and sends it out to retail stores which is done at night. The Product has to be in the stores by 8 am.

Mr. Rogers states:
A1 - proposed conditions,
A2 - aerial photo of present conditions; discusses where each building is located in the lots, the Rita's and Pizza Hut will be demolished.
- lots 10 + 5 propose to use for parking,
- the additional 3000 sq. ft. will be for a maintenance building or trucks; solely Entenmanns trucks and trucks owned by Bimbo Bakeries.
- 2418 sq. ft. Entenmann's retail store; 600 sq. ft. Rita's water ice retail space.
- the rest of the space will be used for warehouse distribution.
- 3000 sq. ft. truck maintenance building.
- parking spaces - 27 retail; 21 for distribution center; 47 spaces available for truck maintenance building will be used by employees also. There are an extra 22 spaces available w/ the truck maintenance parking. Existing employees; 18 plus 25 drivers = 43 spaces needed with 47 provided.

Proposed:
- 25 employees,
- 25 existing trucks,
- 38 independent truck drivers,
The trucks to be used will be 30’ long box trucks, 6 tractor trailers with 6 to 7 deliveries per day.
- 30’ truck backs up and loads staged product, pick up between 2am and 6am.
- Maintenance building will be use for Entenmanns’ trucks. Oil/anti freeze and any recyclables will be stored until pick up.
A1 shades of blue = existing building, dark blue = new addition.

Mr. Mellett proposed use the same? size and scale the only change.
Mr. Rogers stated Entenmanns’ wants to be able to “stage” the product because it is more efficient.
Mr. Mellett asks about increase in trucks.
Mr. Rogers states there will be 38 more trucks.
Mr. Mellett 2 - 6 loading at the same time, will there be any noise increase.
Mr. Rogers states the loading is done indoors with the truck backed up closely to the dock, so there is little noise.
Mr. Mellett asks if there will be noise on lot 5 (maintenance building) in the evening.
Mr. Rogers states maintenance will be done only during the day with the doors closed. It won’t be loud, they workers will only be changing oil and tires.
Mr. Mellett states there will be noise just starting the truck up; there are truck maneuverability issues but that is really a site plan issue. Another site plan issue will be storm water implications with the new project.
Mr. Rogers states the non-pervious is less with the new project. There will be a small increase with pavement. The existing pavement will be removed and the excess on the east side will be replaced with grass cover. There will be storm water and inlets on site.
Mr. Mellett asked if there will be more than an acre will be disturbed.
Mr. Rogers states: “no”.
Mr. Lechner asks if everything is inside of the maintenance building.
Mr. Rogers states “yes”.
Mr. Lechner states moving the new “meadow” twice a year may not be enough.
Mr. Rogers states they could reforest the area.

Mr. Wade states they will consolidate all the lots and meet the positive and negative criteria.
Vice Chairman Sirrìrìgìlla checks to make sure everything will be inside the maintenance building because it is close to residential houses now.
Mr. Rogers assures Vice Chairman Sirrìrìgìlla that everything will be inside the maintenance building.

Mr. Rogers continues with:
A3 existing condition with Entenmanns and Rita’s.
A4 depiction of Final Project and rendering of the maintenance building.
Mr. Lechner wants to make sure that the Entenmanns trucks are going to be parked outside for spare parts. Only licensed, usable trucks will be parked outside the facility.
Mr. Rogers states only usable vehicles will be parked there.
Vice Chairman Sirrìrìgìlla asked if Rita’s will still be selling Christmas trees.
Mr. Rogers states No, that will cease.
Mr. Scarduzio asked about lighting.
Mr. Rogers states Yes, the lighting will be updated.

Mr. Costa states we are deciding on the use variance and will address the site plan later.
There is discussion about variances changing with lot consolidation.
Mr. Lechner states he reviewed the application as if it were one lot.

Addison Bradley (planner):
There is much discussion about the re-examination report and the redevelopment plan being done.
Land Use Goals:
- direct new development where transportation and environmental capacity exists,
- discover incompatible land use, soft industry w/warehouse and maintenance that has 2am to 6am traffic,
- industrial uses encouraged by regional highway network,
- retail uses for community shopping,
- promote pedestrian connections where feasible, connecting developments; major pedestrian and bicycle connection.

Positives:
- integral part of what is existing,
- street trees added and new landscaping, better environmental statement,
- existing buffer will be expanded out,
- minimum township costs.

Bulk Variances:
Mr. Lechner's report used.
Mr. Bradley states all 4 lots are well under the percentage and once the lots are consolidated it no longer exists. The frontage on Blackwood-Clementon Rd. is 59' will be 54' in the future, 3 front yards exist. Plaza dr. 75' w/9.6' existing. Floor area ratio combine lots;
- parking setback 2.7' now/5' in future,
- Cherry wood green space 4' now/20' in the future,
- R.O.W plaza dr. 0' buffer now/4' buffer in the future,
They can't achieve 25' but all buffers will be increasing.
- lot depth preexisting 147' supposed to be 300'.
- Buffer 25' variance request eliminated.
Mr. Mellett suggests a supplement to the buffer such as a substantial wood fence in addition to any landscaping.

Mr. Bradley discusses a fence with slats along the parking lot.
Mr. Bucceroni suggests keeping the fence on the inside of the buffer, otherwise it becomes a billboard for graffiti.

Mr. Lechner states he hasn't had good experiences with slats in a cyclone fence.
Mr. Bradley states during the site plan they will consider the fencing choices.
Mr. Lechner states the black coated chain link or heavy duty board on board fencing.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

_A motion to approve the above mentioned application for use and bulk variances was made by Mr. Bucceroni and seconded by Mr. Rosati._

Roll Call:

<table>
<thead>
<tr>
<th>Position</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simirigia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Chimento</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Simirigia</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.
A motion to Adjourn was made by Mrs. Chiumento and seconded by Mr. Bucceroni.

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162040C
Clifford Gano
Block 12806, Lot 9

WHEREAS, Clifford Gano is the owner of the land and premises located at 12 Glamis Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 200 square foot instead of the required 168 square feet and 4.4’ from the side property line instead of the required 5’ for the property located upon Block 12806, Lot 9, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 10, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Clifford Gano is the owner of the land and premises located at 12 Glamis Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12806, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is placing the new shed on an existing pad that was built 7 years ago.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence and permit a shed in the front yard, the Board voted four (4) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of August, 2016, the applicant Clifford Gano is hereby granted the aforesaid variances for the property located upon Block 12806, Lot 9 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant providing a fire rated wall in the shed.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Mike Acevedo Yes
Kevin Bucceroni Yes
Carman Scarduzzio Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________  _______________________
Kevin Bucceroni             Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of September, 2016.

__________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162042C
Frederick Kilichowski
Block 1702, Lot 6

WHEREAS, Frederick Kilichowski is the owner of the land and premises located at 300 Station Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' privacy fence 10.5 feet from the cartway along Price Avenue instead of the required 40 feet and to permit a 10'x16' shed 5.5 feet within the front for the property located upon Block 1702, Lot 6, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 10, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Frederick Kilichowski is the owner of the land and premises located at 300 Station Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1702, Lot 6, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is replacing the new fence in the exact same location as the old fence and he has an irregular lot with 3 front yards.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6' fence and permit a shed in the front yard, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

**WHEREAS**, the statutory purposes will be advanced by the granting of the relief requested;

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of August, 2016, the applicant Frederick Kilichowski is hereby granted the aforesaid variances for the property located upon Block 1702, Lot 6 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia Yes
Mike Acevedo Yes
Kevin Bucceroni Yes
Carman Scarduzzio Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Kevin Bucceroni Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14TH day of September, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162045C
Jennifer Barbagiovanni
Block 7807, Lot 8

WHEREAS, Jennifer Barbagiovanni is the owner of the land and premises located at 244 Ridge Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' privacy fence 0 feet from the front property line along Princess Street instead of the required 40 feet for the property located upon Block 7807, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 10, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Jennifer Barbagiovanni is the owner of the land and premises located at 244 Ridge Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7807, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she is replacing the new fence in the exact same location as the old fence and is closing the entire yard.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6\' fence and permit a shed in the front yard, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of August, 2016, the applicant Jennifer Barbagiovanni is hereby granted the aforesaid variance for the property located upon Block 7807, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Mike Acevedo        Yes
Kevin Bucceroni     Yes
Carman Scarduzzio  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Kevin Bucceroni    Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14TH day of September, 2016.

______________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162049C
Mark Sannuti
16 Vail Road
BLOCK 19804, LOT 9
DATE: August 8, 2016

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>12,414 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vail Road</td>
<td>75 ft.</td>
<td>95.71 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Breckenridge Drive</td>
<td>75 ft.</td>
<td>120.71 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard Vail Road</td>
<td>30 ft.</td>
<td>34.70 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Breckenridge Drive</td>
<td>30 ft.</td>
<td>35 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>10.50 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±54 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

\[1^{\circ} = \text{Scaled data.}\]
\[2^{\circ} = \text{Variance required.}\]

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
II. VARIANCE COMMENTS
The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences
1. To install a six (6) foot high vinyl fence approximately zero (0) feet from the front property line along Breckenridge Drive (40 feet from the cartway is the minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)
3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

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

III. NOTICE REQUIREMENTS
The applicant must notice for the following variance:
From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately zero (0) feet from the front property line along Breckenridge Drive (40 feet from the cartway is the minimum required).

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

cc:  Mark Sannuti
     Anthony Costa, Esq.
     James Mellett, PE,
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only
Submission Date: 1/16/2019
Application No.: 4-16-2019
Taxes Paid: Yes/No: (Initial) Fees: $1,600.00 Project #: 10709
Esr.: 150.00 Esr. #: 1074

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

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Mark Santuti
Address: 16 Unit Road
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 745-3346 Fax: ( )
Email: P.85610@comcast.net

2. Owner(s) (List all Owners)
Name(s): Mark Santuti Linda Santuti
Address: 16 Unit Road
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 745-3346 Fax: ( )

3. Type of Application. Check as many as apply:
- Informal Review
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan
- Conditional Use Approval
- General Development Plan

- Planned Development
- Interpretation
- Appeal of Administrative Officer's Decision
- Bulk "O" Variance
- Use "D" Variance
- 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)

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

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: ___________________________
Phone: ( ) ______ Fax: ( ) ______
Email: ___________________________
6. Name of Persons Preparing Plans and Reports:

| Name: Mark Sammut | Name: ____________________________ |
| Address: 16 Vail Road | Address: ____________________________ |
| Profession: Information Technology | Profession: ____________________________ |
| City: SIKERSVILLE | City: ____________________________ |
| State, Zip: NJ, 08081 | State, Zip: ____________________________ |
| Phone: ( ) Fax: ( ) | Phone: ( ) Fax: ( ) |
| Email: Fmsi@comcast.net | Email: ____________________________ |

7. Location of Property:

| Street Address: 16 Vail Road | Block(s): 19804 |
| Tract Area: | Lot(s): 9 |

8. Land Use:

- **Existing Land Use:** Residential
- **Proposed Land Use (Describe Application):** Installation of a 6 ft vinyl fence, installation up to property line, color is Tan 12 ft, 24" high x 8" wide vinyl gate.

9. Property:

- **Number of Existing Lots:** 1
- **Number of Proposed Lots:** 1
- **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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>45 ft</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from E.O.P.*1</td>
<td>5 ft</td>
</tr>
<tr>
<td>Setback from E.O.P.*2</td>
<td>3 ft</td>
</tr>
<tr>
<td>Fence type</td>
<td>Vinyl</td>
</tr>
<tr>
<td>Fence height</td>
<td>6 ft</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>Setback from property line 2</td>
</tr>
<tr>
<td>Distance from dwelling</td>
</tr>
</tbody>
</table>

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>Number of parking spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of loading spaces required:</th>
<th>Number of loading spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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]

Date: 7-20-16

[Signature]

Date: 7-20-16

Signature of Co-applicant
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).

Date: 7-31-16

Signature: Mark Santu

Print Name: Mark Santu

Print Name: Linda Santu


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?

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 its 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 partner, 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).

Signature of Applicant: Mark Santu

Print Name: Mark Santu

Date: 7-31-16

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 further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Mark Santu, 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: Mark Santu

Notary public: CECILIA A. DATIL
Notary Public
State of New Jersey
My Commission Expires Dec 3, 2016
DESCRIPTION:
BEING LOT 9, BLOCK 19804, ON THE TOWNSHIP OF GLOUCESTER TAX MAP.
BEING LOT 9, BLOCK 19804, FINAL PLAT, SECTION 8, BRECKENRIDGE, FILED 02/10/93 AS MAP #800-3.

CROSS AREA = 12,414 S.F. / 0.28 ACRES

THE UNDERSSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES
TO, AND STAYS FOR THE BENEFIT OF:

MARK SHAPIRO & LOREN SHAPIRO
NORTH AMERICAN REAL AGENTS
ATLANTIC PACIFIC MORTGAGE
ITS SUCCESSORS AND ASSIGNS
AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE
PREMISES SHOWN, AS OF THE DATE OF THIS CERTIFICATE, THE
LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITIES APPARENT
FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN
IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE REVEALED UPON
BY ANYONE OTHER THAN THE ABOVE-NAMED PERSON OR PERSONS FOR
WHO BENEFIT; IT HAS BEEN MADE AND EMBRISSED WITH AN
IMPRESSION SEAL. CERTIFICATE OF THIS PLAN WITHOUT IMPRESSION SEAL
AND SIGNATURE OF RECENT AND, FOR MORE CONVENIENCE OF REFERENCE ONLY.

NOTE: 1. NOT TO BE USED FOR CONSTRUCTION.
2. NOT TO BE USED WITH A SURVEY APPRAISER.

STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR
P.O. BOX 51, HADDENFIELD, NJ 08033
PHONE (800) 433-0205

MAP SHOWING SURVEY SITUATE IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, N.J.

No. 16 VAIL ROAD

11/03/08

LICENSED LAND SURVEYOR NO. 28089

STEVEN R. KELLY, P.L.S.

To Whom It May Concern:

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

Name:  **Mark & Linda Smarzti**  
Address:  **16 Veil Rd**  
Block:  **1980**  Lot:  **9**

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

Date  **8/8/16**  

[Signature]  
Gloucester Township Tax Collector
August 8, 2016

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

Re: Application #162049C
Mark Sannuti
16 Vail Road, Sicklerville, NJ 08081
Block 19804, Lot 9

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 3, 2016
APPLICANT: MARK SANNUTI
APPLICATION No. #162049C
BLOCK(S): 19804 Lot(S): 9
LOCATION: 16 VAIL RD., SICKLERVILLE, NJ 08081
PROJECT No. 10704

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:
- [X] New Application - Bulk C
- [ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
- [ ] 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 Subdv. - 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
- [X] Bulk (C) Variance
- [ ] Use (D) Variance

Signature: [Handwritten signature]
Date: 8/3/16

No Issues.
Date: August 10, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Mark Sannuti

Site: 16 Vail Rd

Block: 19804 Lot: 9

Application #: 162049C

1. Note: also requires building permit if the fence protects an existing or proposed swimming pool.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 3, 2016
APPLICANT: MARK SANNUTI
APPLICATION No. #162049C

BLOCK(S): 19804    Lot(S): 9
PROJECT No. 10704
LOCATION: 16 VAIL RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☒ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☒ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 123456

STATUS OF APPLICATION:
☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review.
☐ For Your Files.

Please Forward Report by AUGUST 15, 2016

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

OK 8-8-16 for bids - Note: Also requires building permit if the fence protects an existing or proposed swimming pool.

Jeanne - Please type

Note on Ken
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 3, 2016
APPLICANT: MARK SANNUTI
BLOCK(S): 19804 Lot(S): 9
LOCATION: 16 VAIL RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
[Checkboxes for Engineer, Zoning Board Planner, Traffic Officer, etc.]

STATUS OF APPLICATION:
[X] New Application - Bulk C
[ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
[ ] For Your Files.

ENCLOSED:
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1 Copy - Major Subdivision - Amended Plat
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1 Copy - Development Plan
1 Copy - Drainage Calculations
1 Copy - E.I.S.
Recycling Report

[Checkboxes for Variance Plan, Bulk (C) Variance, Use (D) Variance]

Signature

APPROVED
DATE: 8-9-16
BY: [Signature]

[Stamp: Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081]
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162046C
Ronald M. Babli
324 Keystone Avenue
BLOCK 7811, LOT 7
DATE: July 28, 2016

The above application is to permit a 20' x 30' detached private garage within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>6,000 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>50 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>120 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±26.5%²</td>
<td>no¹</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±33.4%²</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard                     | 30 ft.   | 30 ft.   | yes      |
| Side yard                      | 10 ft.   | 9.9 ft. / 10.0 ft. yes / yes |
| Rear yard                      | 30 ft.   | ±50 ft.¹ | yes      |
| Minimum Useable Yard Area      | 25%      | ≥ 25%    | yes      |
| Maximum Height                 | 35 ft.   | n/a      | n/a      |

ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard                     | N.P.     | 85 ft.   | yes      |
| Side yard                      | 10 feet  | 5 ft.    | no¹      |
| Side yard                      | 10 feet  | 25 ft.   | yes      |
| Rear yard                      | 10 feet  | 5 ft.    | no¹      |
| Maximum garage height          | 20 feet  | 12 ft.   | yes      |
| Maximum other building height  | 15 feet  | n/a      | n/a      |

¹ = Scaled data.
² = Existing nonconformance.
³ = Not Applicable.
⁴ = 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.
OFF-STREET PARKING AND PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Maximum area</th>
<th>800 sf</th>
<th>600 sf</th>
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<tbody>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±750 sf</td>
<td>600 sf</td>
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<tr>
<td>Maximum stories</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum number of garages</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
</tbody>
</table>

= Scaled data.

II. VARIANCE COMMENTS

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

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

1. Building coverage: (26.5% provided v. 20% maximum allowed).
2. Accessory Building – side yard: (5 ft. provided v. 10 ft. minimum required).
3. Accessory Building – rear yard: (5 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit a detached garage with a lot coverage of twenty six and five tenths (26.5) percent (20% maximum allowed) and setback from the rear property line and side property line five (5) feet (10 ft. minimum required).

cc: Ronald M. Babli
    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

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Fees</th>
<th>Project #</th>
</tr>
</thead>
<tbody>
<tr>
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<td>H2046</td>
<td>10640</td>
<td>10640</td>
</tr>
<tr>
<td></td>
<td></td>
<td>150</td>
<td></td>
</tr>
</tbody>
</table>

Taxes Paid Yes/No (initial)

☐ Planning Board  ☑ Zoning Board of Adjustment

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Ronald M. Babli
Address: 324 Keystone Ave
City: Blackwood
State, Zip: NJ 08012
Phone: 856-237-5893  Fax: ( )
Email: ronbabli@comcast.net

2. Owner(s) (List all Owners)

Name(s): Ronald M. & Pamela P. Babli
Address: 324 Keystone Ave
City: Blackwood
State, Zip: NJ 08012
Phone: 856-237-5893  Fax: ( )

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

☐ Informal Review
☐ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan
☐ Final Major Site Plan
☐ Conditional Use Approval
☐ General Development Plan
☐ Planned Development
☐ Interpretation
☐ Appeal of Administrative Officer’s Decision
☐ Bulk "C" Variance
☐ Use "D" Variance
☐ 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)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
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<td>R3</td>
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<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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:

State, Zip:
Phone: ( )  Fax: ( )

Firm:
Email:

1 of 4
Name: RONALD M. BABLI
Address: 324 KEYSTONE AVE
Profession: LETTER CARRIER
City: BLACKWOOD
State, Zip: NJ 08012
Phone: 609-227-8893 Fax: ( )
Email: 

Name: FRANK A. INTESSIMONI
Address: 69 S. WHITE HOUSE PIKE
Profession: SURVEYOR
City: BERLIN
State, Zip: NJ 08009
Phone: 609-767-8167 Fax: 609-767-4146
Email: 

Street Address: 324 KEYSTONE AVE
Tract Area: 
Block(s): 7811
Lot(s): 7

Existing Land Use: BACK YARD OF SFD.

Proposed Land Use (Describe Application): ERECTION OF A METAL ENCLOSED CARPORT TO STORE & PROTECT MY 2 CLASSIC CARS, 20' X 30' X 12' WITH A 5' REAR & SIDE SETBACK

Number of Existing Lots: 1
Number of Proposed Lots: NA

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

Utilities: (Check those that apply.)
☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

List all Application Submission Materials:
List all additional materials on an additional sheet.

List Previous or Pending Applications for this Parcel:
List all applications on a separate sheet.
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).

7/20/2016
Date

Swarmed m. Babli
Signature

Pamela C. Babli
Print Name

Notary Public
State of New Jersey
My Commission Expires Aug 5, 2020
Print Name


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?

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 its 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).

7/20/16
Date

Ronald m. Babli
Signature of Applicant

Print Name

Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/10/16, shows and discloses the premises in its entirety, described as Block 781, Lot 7, 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:
Ronald m. Babli
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

CRISTAL AYBAR
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 5/5/2020

Sworn and subscribed to on this 20th day of July before the following authority:

CRISTAL AYBAR
Notary Public
State of New Jersey
My Commission Expires Aug 5, 2020
### 13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
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<td></td>
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</tr>
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</tr>
<tr>
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<td></td>
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<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 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: 20 x 30
- Garage height: 12'
- Number of garages: 1
- (include attached garage if applicable)
- Number of stories: 1

### Shed Requirements

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

### 14. Parking and Loading Requirements:

- Number of parking spaces required: NA
- Number of parking spaces provided: NA
- Number of loading spaces required: NA
- Number of loading spaces provided: NA

### 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: [Signature]

Date: 7/20/14

Signature of Co-applicant: [Signature]

Date: 07/20/16
Zoning Permit Denial
324 KEYSTONE AVE
Block/Lot 7811/7

Applicant
BABLI RONALD M & PAMELA A
324 KEYSTONE AVENUE
BLACKWOOD, N J 08012

Real Estate Owner
BABLI RONALD M & PAMELA A
324 KEYSTONE AVENUE
BLACKWOOD, N J 08012

This is to certify that the above-named applied for a permit to/authorization for.
a proposed 30'X20' detached enclosed carport located 5' from side property line and 5' from rear
property line. This application for approval is hereby denied

Zone
R3
Application is
Denied

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

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
June 22, 2016

Applic No. 10566

Cut Here

Deliver to...

BABLI RONALD M & PAMELA A
324 KEYSTONE AVENUE
BLACKWOOD, N J 08012
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 6, Blackwood, New Jersey 08012

(856) 228-4000
FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Ronald M. & Karla A. Babli
Address: 3341 Keystone Ave
Block: 1811 Lot: 7

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

Date 7/20/16

Gloucester Township Tax Collector

JUL 24 2017
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 21, 2016
APPLICANT: Ronald M. Babli
APPLICATION No. #162046C
BLOCK(S): 7811 Lot(S): 7
LOCATION: 324 Keystone Ave., Blackwood, NJ 08012
PROJECT No. 10660

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 AUGUST 1, 2016

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary Site Plan, 2 County Apps 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 Subdivision - 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

7-27-16 The Billy Site Plan Only

Signature
THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

July 25, 2016

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

Re: Application #162046C
Ronald M. Babli
324 Keystone Avenue, Blackwood, NJ 08012
Block 7811, Lot 7

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

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 21, 2016
APPLICATION No. #162046C

APPLICANT: Ronald M. Babli
PROJECT No. 10660

BLOCK(S): 7811 Lot(S): 7

LOCATION: 324 Keystone Ave., Blackwood, NJ 08012

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

STATUS OF APPLICATION:
☒ New Application - Bulk C
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PURPOSE OF TRANSMITTAL:
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Please Forward Report by AUGUST 1, 2016

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☐ 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.
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☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

No Issues.

7/21/16
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #162041C
Vin Gandhi
65 Mullen Drive
BLOCK 18310, LOT 67
DATE: July 21, 2016

The above application is to permit three 15’ x 20’ concrete patio one and one-half feet from the side property line in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±20,738.50 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>100 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>204.37 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±10.97% ¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±15.90%²</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front (dwelling)                | 30 ft.   | 30.98 ft.      | yes      |
| Side yard (dwelling)            | 10 ft.   | 18.52 ft. / 23.07 ft | yes / yes |
| Rear yard (dwelling)            | 30 ft.   | ±127 ft.       | yes      |
| Minimum Useable Yard Area       | 25%      | ≥ 25%          | yes      |
| Maximum Height                  | 35 ft.   | ≤ 35 ft.       | yes      |

¹ = Scaled data.
² = Approved by Zoning Board of Adjustment Resolution #092051C.
³ = 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:

§401.1, Special Minimum Setback Requirements
1. Setback: (1.5 ft. provided v. 3 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 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 variance:

From Section 401.1, Special Minimum Setback Requirements to permit a 15’ x 20’ concrete patio one and five tenths (1.5) feet from the side property line (3 feet minimum required).

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

cc: Vin Gandhi
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
LAND DEVELOPMENT APPLICATION

1. Applicant
Name: VIN GANDHI
Address: 65 MILLER PL
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: (609) 922-3314 Fax: (-)
Email: DRGANDHI@YAHOO.COM

2. Owner(s) (List all Owners)
Name(s): VIN GANDHI
Address: 65 MILLER PL
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: (609) 922-3314 Fax: (-)

3. Type of Application. Check as many as apply:
- Informal Review
- Minor Subdivision
- Preliminary Major Subdivision
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan
- Final Major Site Plan
- Conditional Use Approval
- General Development Plan
- Planned Development
- Interpretation
- Appeal of Administrative Officer's Decision
- Bulk "C" Variance
- Use "D" Variance
- Site Plan Waiver
- Rezoning Request
- Redevelopment Agreement
- Redevelopment Agreement

4. Zoning Districts (Circle all Zones that apply)

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

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: 
State, Zip: 
Phone: ( ) Fax: ( )
6. Name of Persons Preparing Plans and Reports:

Name: EWING ASSOCIATES
Address: 900 B NO Delsea Dr, P08 145
Profession: 
City: Clifton, NJ 07012
State, Zip: NJ 07012
Phone: 856-441-4921 Fax: 
Email: 

Name: 
Address: 
Profession: 
City: 
State, Zip: 
Phone: Fax: 
Email: 

7. Location of Property:

Street Address: 65 Mulleen Dr, Sicklerville, SJ 08081
Tract Area: 
Block(s): 18310
Lot(s): 67

8. Land Use:

Existing Land Use: Single Family Dwelling
Proposed Land Use (Describe Application): Installed new 15'x20' concrete patio - 11.5' set back from the property line.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 
Are there existing deed restrictions? No Yes
Are there proposed deed restrictions? No Yes

Proposed Form of Ownership:
  □ Fee Simple
  □ Condominium
  □ Cooperative
  □ Rental
  (If yes, attach copies)

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

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<td></td>
</tr>
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<td></td>
<td>Fence type</td>
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</tr>
<tr>
<td>Side setback 1</td>
<td>5'-0&quot;</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
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<td>Pool Requirements</td>
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</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
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</tr>
</tbody>
</table>

### 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] 6/16/16

[Signature of Co-applicant] Date
17. Consent of Owner(s):

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

Date

6/16/16

Signature

VIN GANDHI

Print Name

Sworn and Subscribed to before me this

day of ________________
(Year).

Signature

Print Name


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?

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 its 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).

Signature of Applicant

VIN GANDHI

Print Name

Date

6/16/16

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:

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

VIN GANDHI

Name of property owner or applicant

Sworn and subscribed to

On this 16th day of JUNE, 2016, before the following authority.

MARIANNE TOTH

ID # 2367613

NOTARY PUBLIC

STATE OF NEW JERSEY

(Seal)
Zoning Permit Denial
65 MULLEN DR
Block/Lot 1B310/67

Applicant:
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner:
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 20'X15' concrete patio located one foot from property line. This application
for approval is hereby denied.

Comments on Decision:
Concrete patio is required to maintain a minimum of 3' from the property line. A Variance approval is required
prior to issuance of permit.

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

Ailsa Ortiz
Zoning Officer
June 7, 2016

Applic No. 10493

Deliver to...

GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081
Zoning Permit Approval
65 MULLEN DR
Block/Lot 18310/67

Applicant
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner
GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081

Zone
R3
Application is
Approved

This is to certify that the above-named applied for a permit to/authorization for,
a proposed 2'5" high retaining wall as per survey submitted., which is a use permitted by
ordinance

Comments on Decision:
Retaining wall cannot exceed 6' in height and cannot impede the flow of ground water. Retaining wall can not
extend on or beyond property line.

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)226-4000 FAX(856)232-6229

Alice Ortiz
Zoning Officer
June 7, 2016
Applic No. 10493

Cut Here

Deliver to...

GANDHI VIN
65 MULLEN DRIVE
SICKLERVILLE NJ 08081
May 25, 2016

Mr. Vin Gandhi  
55 Mullen Dr.  
Sicklerville, NJ 08081

Dear Mr. Gandhi:

You were previously advised on May 19, 2016 that it has come to my attention that you recently installed a new 15’X20’ concrete patio as well as a 5’ high wall along your property line that is leaning onto your neighbor’s fence. Fences, hedges and walls are allowed to be up to but not on your property line as well as a concrete patio having to maintain a minimum of 3’ from your property line. Also, be aware that any wall higher than 3’ requires a Construction Permit. If you cannot comply with the Zoning Ordinance a Variance approval by the Zoning Board of Adjustment is required as well as permit approvals. Please submit permit applications within seven days of receipt of this letter. **THIS IS YOUR FINAL NOTICE!**

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

Alisa Ortiz  
Zoning Officer

WALL IS ONLY RETAINING WALL NOT HIGHER THAN 3’  
Height of Retaining wall is only 2’2”.
May 19, 2016

Mr. Vin Gandhi
65 Mullen Dr.
Sicklerville, NJ 08081

Dear Mr. Gandhi:

It has come to my attention that you recently installed a newer rear yard 15'X20' concrete patio as well as a 5' high wall along your property line that is leaning onto your neighbor's fence. Fences, hedges and walls are allowed to be up to but not on the property line. Please be aware that a Zoning Permit is required for this work. At this time I ask that you apply for permits for this work, also include a copy of your survey indicating the location of the wall and patio as well as the $25.00 payment in order to deem this work legal. Please note that any wall higher than 3' will also require a Construction Permit as well.

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

[Signature]

Alisa Ortiz
Zoning Officer
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016
APPLICANT: VIN GANDHI
APPLICATION No. #162041C
PROJECT No. 10574

BLOCK(S): 18310
Lot(S): 67
LOCATION: 65 MULLEN DR., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aquas 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 8, 2016

ENCLOSED:

☐ 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary, Site Plan, 2 County Apps 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 (C) Variance

Signature
THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
June 27, 2016

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

Re: Application #162041C
Vin Gandhi
65 Mullen Drive, Sicklerville, NJ 08081
Block 18310, Lot 67

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

[Signature]

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016
APPLICANT: VIN GANDHI
APPLICATION No. #162041C
PROJECT No. 10574
BLOCK(S): 18310    Lot(S): 67
LOCATION: 65 MULLEN DR., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1234

STATUS OF APPLICATION:
☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by JULY 8, 2016
☐ For Your Files.

ENCLOSED:
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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

[Approved stamp]

DATE: 6/22/16
BY:

Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 22, 2016
APPLICATION No. #162041C

APPLICANT: VIN GANDHI
PROJECT No. 10574

BLOCK(S): 18310 Lot(S): 67
LOCATION: 65 MULLEN DR., 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 JULY 8, 2016
☐ For Your Files.

ENCLOSED:

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☐ 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 Subdivision - 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.

6/27/16
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000
FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Vin Gandhi
Address: 65 Mullen Dr, Sicklerville, NJ
Block: 183/0 Lot: 67

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

Date 6/23/14
Gloucester Township Tax Collector

RECEIVED
JUN 23 2015