Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, October 26, 2016  
7:30 P.M.

**Agenda**

Salute to the Flag

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, September 28, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

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

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

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

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

**APPLICATIONS FOR REVIEW**

- #162052C  
  Edward Getley  
  Zoned: R3  
  Bulk C Variance  
  Block: 9302 Lot: 12  
  Location: 808 Wyngate Rd., Somerdale

  2nd shed 10’x20’x11’5” w/ approx. 5’ setback
| #162056C | Jeffrey Barachko | Bulk C Variance  
| Zoned: R3 | Block: 11504 Lot: 15  
| | Location: 104 Pine St., Blackwood  
| | Rebuild structure & decking 33'5" x 15' w/12' F1; 13' F2 setbacks  

| #162057C | Joseph & Rosemarie Tabasco | Bulk C Variance  
| Zoned: SCR | Block: 15821 Lot: 53  
| | Location: 47 Shelly St., Sicklerville  
| | Sunroom 9'x12'x24'; Deck 12'x12' w/2'33" Rear & 8'5" Side setbacks  

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

| #162062C | Patricia Stergin | Bulk C Variance  
| Zoned: R4 | Block: 1202 Lot: 1  
| | Location: 1008 Central Ave., Glendora  
| | 18’x12’x9’10” Wood/Vinyl Storage Shed w/10’ Rear – 13’ F2 setback;  
| | 6’ to 4’ vinyl fence w/11’ F2, 6’ to 4’ fence has 1’ setback to EOP2  

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

| #152032CDSPWMS | Bernie Wilson | EXTENSION - Minor Site Plan  
| Zoned: CR | Block: 5403 Lot: 11  
| | Location: 1414 Black Horse Pike  
| | Auto Repair & Towing  

|
Alternate Plan – Final Major Site

The Shoppes at Gloucester Twp (Blackwood Plaza)
Block: 13104 Lot: 3
Location: Rt. 168 @ Davistown Rd

Expansion of shopping Center

Meeting Adjourned
GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 28, 2016

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

Roll Call:

- Vice Chairman Simiriglia: Absent
- Mr. Bucceroni: Present
- Mr. Scarduzio: Absent
- Mrs. Chiumento: Present
- Mr. Rosati: Present
- Mr. Acevedo: Present
- Mr. Treger: Present (late arrival 7:45pm)
- Ms. Scully: Absent
- Chairman McMullin: Present

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday September 14, 2016.

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

Roll Call:

- Mr. Bucceroni: Yes
- Mr. Rosati: Yes
- Mr. Acevedo: Yes
- Chairman McMullin: Yes

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

<table>
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<th>Resolution</th>
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| #162041C  | Vin Gandhi
| Bulk C Variance |
| Block: 18310 Lot: 67 |
| #162046C  | Ronald M. Babli
| Bulk C Variance |
| Block: 7811 Lot: 7 |
| #162048C  | Gerard DiBona/Alexandra Davis
| Bulk C Variance |
| Block: 16121 Lot: 3 |
| #162049C  | Mark Sannuti
| Bulk C Variance |
| Block: 19804 Lot: 9 |

A motion to approve the above mentioned resolutions was made by Mr. Rosati and seconded by Mr. Acevedo.
Roll Call:

Mr. Bucceroni
Mr. Rosati
Mr. Acevedo
Chairman McMullin

Yes
Yes
Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162051C
Matt Brandley
Zoned: R3
Bulk C Variance
Block: 9203 Lot: 14
Location: 237 Hinton Way, Somerdale
6' vinyl fence w/38' F1 & 19" setbacks

Mr. Costa swears in Mr. Matt Brandley.
Mr. Brandley states the property is an irregular shape and the fence would be in the middle of his sunroom if he followed the ordinance. The fence will not pose any interference with his neighbors. It is a new fence and will help keep his 2 yr. old safe.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

Mr. Bucceroni
Mrs. Chiumento
Mr. Rosati
Mr. Acevedo
Chairman McMullin

Yes
Yes
Yes
Yes

Application Approved.

#162054C
Reza P. Razau
Zoned: R3
Bulk C Variance
Block: 17606 Lot: 3
Location: 6 Centennial Ct., Erial
2nd shed w/5' rear setback

Mr. Costa swears in Mr. Reza Razau and Ms. Patricia Fisher.
Ms. Fisher states the current shed is a 7' x 7' plastic shed and doesn't hold much and they have tools that need to be stored. They also have a 4 yr. old and a 9 yr. old that need more room. The shed will allow them to make room in the basement for the kids to play. Ms. Fisher states they really don't want to remove the second shed unless the board makes them.
Mr. Mellett states to make sure the water runoff is on your property and not your neighbors.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

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Application Approved.

#152032CDSWPWMS
Bernie Wilson
Zoned: CR
Extension: Minor Site Plan
Block: 5403 Lot: 11
Location: 1414 Black Horse Pike
Auto Repair and Towing

Mr. Costa swears in Mr. Wilson.
Mr. Wilson is requesting an extension on the paving deadline on his property on The Black Horse Pike; April 2016 was the old deadline. He is requesting April 30, 2017 as the new date.

Mr. Lechner states he is still waiting for a signed plan in his office.
Mr. Wilson states it is being worked on.
Mr. Mellett states he emailed revisions today.
Mr. Wilson is being held to a deadline of 30 days from tonight for a final signed plan.
Mr. Bucceroni states he isn’t happy with the way the building looks. There is too much junk sitting out front and it’s a disgrace. There weren’t supposed to be “abandoned” vehicles parked on the property either, just registered vehicle. Mr. Bucceroni suggests tabling this request until the current matters can be addressed; as long as the rest of the board agrees.

Mr. Costa states the next Zoning Meeting is 10-26-2016 and this matter can be postponed till that date. The signed plans and the clean up of the property must be done by then or no extension will be granted.

A motion to Table the above mentioned extension until the signed plans are delivered to Mr. Lechner and the property is cleaned up; was made by Mr. Rosati and seconded by Mrs. Chiumento

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The Above extension is Tabled until 10-26-2016
Mr. Costa swears in:
Mr. Lee Brahin - Applicant
Mr. Michael Weisberg
Mr. Brian Peterman - P.E.

Mr. Robert Mintz, Esq. reviews the applications density variance and final subdivision:
- 50 residential units with 3 open lots,
- improved basin design and had to move a home to the rear of the property in a flag lot.

Mr. Peterman P.E.:
- enlarged basin was to improve the water discharge; the discharge was is to Jarvis Rd. now/with
infiltration and discharge for larger storms.
  - A2 original
  - A1 color rendering w/date 9-28-2016
  - NW side of basin lot removed,
  - new side of basin lot removed and put it in the eyebrow of the lot,
  - A2 9-28-2016 large lot layout lots: lots 14, 15, 16.
  - 75’ setback is ample room for a pool, morning room, deck and shed, the other 2 lots can fit the
same,
  - added easement and can firm up final landscaping, lighting etc...with professionals.

Mr. Mintz brings up the site triangle for the county road [Jarvis].
Mr. Peterman discusses the site triangle easements and the driveway of the development is going
to be even with Union Valley Elementary driveway.
- ASHTO vs. GT standards: The Gloucester Township standards for setbacks would go thru the front
dwelling,
- the applicant discussed the setbacks with the neighbors,
- cross walks will cross to the school, the county wants to re-stripe and they are discussing the
crosswalk with them. They will make a final decision with the county and keep the
board informed. The applicant needs approval from the county planning board.
Mr. Mintz states the project would like to donate to the Field of Dreams and the payment will be
made before the final plan is signed.
Mr. Peterman states the environmental reports have not been done because the property is not
yet purchased. But after purchase they will forward all environmental reports to
Mr. Lechner.
- signage: A1 2-10-2016: decorative: the sign is 450” long and the legs are going to be shortened
by about 1/2.
Mr. Peterman lists the benefits of the project: size and shape of lots, appropriate size/quality space,
not particular negative effect, enlarged basin is a benefit, shape of development
kept.
Mr. Lechner asks for more specifics on the size of the sign.
Mr. Peterman states the sign is 83’x 32”; 18 sq. ft.
Mr. Lechner requests the “at Gloucester Township” or Gloucester Township be worked into the sign.
Mr. Peterman state they can work Gloucester Township into the sign.

Mr. Mellett:
- major concerns have been addressed,
- basin is more conservative design and outflow to Jarvis Rd. was important; 9-26-16 review letter
just details that can be worked out.
- drainage easements and swales agreed upon.
- final plat of lots specifically say what that drainage easement is for; they don't want people to fill it in and obstruct the flow of water.
- HOA will have that control ad put it on the final lots.

Mr. Bucceroni states the County road (Jarvis) is being repaved and asked the applicant to plan his cutting of the street accordingly.

PUBLIC PORTION:

Mr. Costa swears in Ms. Maria Thomas: lives in Sturbridge, she is worried about the animal life behind her house and asks if the animals will be “re-homed”.
Mr. Mintz states their property isn’t public woodlands and there is township property next door where the animals could move to naturally.
Ms. Thomas will miss the eagle and the deer if they leave, can the Humane Society be called to move them?

Mr. Raymond J. Camp: lives on Jarvis Rd, he is worried about displacing 16 acres of animals onto smaller property and being over run by them on his property.
Mr. Mintz states it wasn't public woodland, it was a junk yard.
Mr. Camp states it doesn't matter, all the animals will scatter onto their yards.

Mr. Bucceroni states that the animals are like water and will take the path of least resistance. He doesn’t believe it will be worse the animals won’t want to be in yards and will seek the open woods nearby.

Mr. Camp requests humane traps

**Mr. Treger is sitting in for Vice Chairman Simiriglia.

Open to Professionals:
No Additional Comments:

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

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162047 CD
BIMBO BAKERIES, USA, INC.
Block 13305, Lots 1-2-3 AND 5

WHEREAS, Bimbo Bakeries, USA, Inc., is the owner of the land and premises located at Blackwood-Clementon Road, in the Clementon 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 Use Variances and Bulk Variances as listed in Mr. Lechner's report dated 8-10-16 for the property located upon Block 13305, Lots 1-2-3 and 5 as shown on the Official Map of the Township of Gloucester, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 24, 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, Bimbo Bakeries, USA, Inc., is the owner of the land and premises located at Blackwood-Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13305, Lots 1-2-3 and 5, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant produced Norman Rogers, Professional Engineer, and Addison Bradley, Professional Planner. Introduced into evidence were (A1) proposed conditions (A2) an aerial of the site, (A3) existing photos of site and (A-4) photo of final project.

Norman Rogers, Professional Engineer, described the site and stated Lots 1-2-3 are the current distribution center and lot 5 is now parking. The applicant will demolish the Pizza Hut and Rita’s Water Ice and will be constructing a 30,000 square foot building of which 2408 square feet will be retail and 800 square feet will be Rita’s Water Ice and the remaining space will be office and warehousing. The distribution center will be a 24 hour operation however the loading of the 30’ long box trucks will be done inside between 2 and 6 in the morning and will create no noise. There will be about 47 trucks and an additional 6 to 7 tractor loads a day and the site will have adequate parking. The maintenance will be for Entenmanns vehicles only and there will be no outside storage of vehicles.

Mr. Bradley, a Professional Planner, testified as to the land use goals of the Master Plan and said the present Entenmanns has been there for over 30 years with no problems and is an integral part of meeting the goals of the Master Plan. He stated street trees will be added and new landscaping will make a better environmental statement and the existing buffer will be expanded. Once the lots are consolidated the Bulk variances will either conform or be de minimis and the remaining variances are pre-existing.

There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use and Bulk Variances, the Board voted six (6) in favor, none (0) against; 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 of the environmental cleanup 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 24th day of August that the applicant, Bimbo Bakeries, USA, Inc., is hereby granted the aforesaid Use and Bulk Variances for the property located upon Block 13305, Lots 1-2-3 and 5, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon site plan approval.
ROLL CALL:
LIST NAMES

Arlene Chiumento    Yes
Kevin Bucceroni    Yes
Carmen Scarduzio    Yes
Andrew Rosati    Yes
Frank Simiriglia    Yes
Jay McMullin     Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin, Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th Day of October, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162051C
Matt Brandley
Block 9203, Lot 14

WHEREAS, Matt Brandley is the owner of the land and premises located at 237 Hinton Way in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Variance to construct a 6’ vinyl fence 19’ from the front property line along Upton Way instead of the required 40’ for the property located upon Block 9203, Lot 14, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 28, 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, Matt Brandley is the owner of the land and premises located at 237 Hinton Way in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9203, Lot 14, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has an irregular shaped lot and if he conformed to the ordinance the fence would be in the middle of his sunroom.

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, the Board voted five (5) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of September, 2016, the applicant Matt Brandley is hereby granted the aforesaid variance for the property located upon Block 9203, Lot 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant providing a fire rated wall in the shed.
ROLL CALL:

LIST NAMES

Jay McMullin      Yes
Mike Acevedo      Yes
Kevin Bucceroni   Yes
Andy Rosati       Yes
Arlene Chiumento  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin,   Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26TH day of October, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162054C
Reza Razauy
Block 17606, Lot 3

WHEREAS, Reza Razauy is the owner of the land and premises located at 6 Centennial Court in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Variance to construct a shed 336 square foot instead of the required 168 square feet and to permit 2 sheds instead of the required 1 for the property located upon Block 17606, Lot 3, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 28, 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, Reza Razauy is the owner of the land and premises located at 6 Centennial Court in the Erial section of Gloucester Township, New Jersey, as shown on Block 17606, Lot 3, 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 has a small 7x7 shed and he needs additional space for storage of tools and to make room in the basement for his children to play.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a second shed 336 square feet, the Board voted five (5) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 28th day of September, 2016, the applicant Reza Razau is hereby granted the aforesaid Variances for the property located upon Block 17606, Lot 3 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

Jay McMullin       Yes
Mike Acevedo       Yes
Kevin Bucceroni    Yes
Andy Rosati        Yes
Arlene Chiumento   Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin, Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th day of October, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION # 162001BDCPMSFMS
BRAHIN PROPERTIES, INC.
Block 16504, Lot 10, 11, and 12

WHEREAS, Brahin Properties, is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis Road, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Final Major Subdivision and Bulk Variance for lot frontage on lot 18 for the property located upon Block 16504, Lots 10, 11, and 12 as shown on the Official Map of the Township of Gloucester, said application being represented by Robert D. Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 28, 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, Brahin Properties, Inc. is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16504, Lot 10, 11, and 12, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant produced Brian Peterman, Professional Engineer, and Michael Weisberg, Real Estate agent. Introduced into evidence were (A1) a previous color rendering (A2) a large lot layout, (A3) signage.

Brian Peterman, Professional Engineer, explained the subdivision and said there would be 50 lots for homes and 3 open lots. He stated due to the enlargement of the basin they had to move a home to the rear of the property thereby creating a flag lot and the need for the front yard variance. He stated the site triangle easement and the development is going to be even with Union Valley Elementary driveway and the Gloucester Township standards for setbacks would go thru the front dwelling. He went on to say that the environmental reports have not been done because the applicant has not yet purchased the property and the sign will be reduced to 83"x32" and Gloucester Township will be added to the sign. The applicant agreed with the reports of Churchill Engineers dated 9-26-16 and 9-27-16.

Mr. Mintz stated on behalf of his client they would be making a voluntary contribution in the amount of $500.00 per lot to the field of Dreams and would be contributed before the final plans are signed.

Two members of the public expressed concerns about the wildlife that are presently there.

UPON MOTION duly made and seconded to grant the applicant Final Major Subdivision and the Bulk Variances for lot frontage on lot 18, the Board voted six (6) in favor, none (0) against; 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 of the environmental cleanup 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 28th day of September that the applicant, Brahin Properties, Inc., is hereby granted the aforesaid Final Major Subdivision and Bulk Variance for the property located upon Block 15001, Lot 11, 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

Arlene Chiumento     Yes
Kevin Bucceroni     Yes
Ken Treger          Yes
Andrew Rosati       Yes
Michael Acevedo     Yes
Jay McMullin        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________
Jay McMullin, Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th Day of October, 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 #162052C
    Edward Getley
    808 Wyngate Road
    BLOCK 9302 LOT 12
DATE: September 8, 2016

The Applicant requests approval for a 10’ x 20’ shed and a second shed 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>9,562.50 sf¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>127.50 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±15.6%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±31.3%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum shed area</td>
<td>168 sf</td>
<td>200 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>11.5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>5 ft.</td>
<td>&gt; 5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.  
* = 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.

§422.L, Residential Tool Shed
1. Area: (200 sf provided v. 168 sf maximum allowed).
2. Number: (2 provided v. 1 maximum allowed).

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

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

III. NOTICE REQUIREMENTS
The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a shed two hundred (200) square feet (168 sf maximum allowed) and to permit two (2) sheds (1 maximum allowed).
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: Edward Getley  
    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.: #162052C

Planning Board ☐  Zoning Board of Adjustment ☑

Taxes Paid Yes/No ________ (Initial)

Fees $160.00 Project #: 10721

Escrow # __________ Escrow #: 10721

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: FONARD GETLEY
Address: 808 WYNFORD RD.
City: SOMERSDALE (GLOUCESTER TWP)
State, Zip: NJ 08083-2445
Phone: 856-422-8833 Fax: (____) ______
Email: ONLYJONEMAN@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): SAME

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>GCR</th>
<th>GR</th>
<th>BP</th>
<th>G-RD</th>
<th>LF-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>R4</td>
<td>R1</td>
<td>R2</td>
<td>R3</td>
<td>GCR</td>
<td>CR</td>
<td>BP</td>
<td>G-RD</td>
<td>LF-1</td>
</tr>
<tr>
<td>R2</td>
<td>R1</td>
<td>APT</td>
<td>OR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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: ________________________________

Firm: ________________________________
State, Zip: ___________________________
Phone: (____) ______ Fax: (____) ______
Email: _______________________________
8. Name of Persons Preparing Plans and Reports:

Name: EDWARD GETLEY
Address: 808 WYNGATE RD.
Profession: RETIRED MILITARY
City: SOMERSET
State, Zip: NJ 08883-2415
Phone: 856-627-2385 Fax: ____________________________
Email: ONLYONEMAN@COMCAST.NET

Name: THE BORN DOOR LLC
Address: 204 WHITE HOUSE PKWY
Profession: ____________________________
City: ATCO
State, Zip: NJ 08004
Phone: 856-768-3525 Fax: ________________
Email: _______________________________

7. Location of Property:

Street Address: 808 WYNGATE RD
Tract Area: ____________________________
Block(s): 9302 Lot(s): 12

6. Land Use:

Existing Land Use: SINGLE PVT. HOME

Proposed Land Use (Describe Application): SAMB I JUST WANT TO ADD AN AESTHETICALLY PLEASING WELL-BUILT, 10X20 SHED IN MY BACK YARD. IAN

2ND SHED 10x20 X 11.5 5' SPBL BXT-3FT RMR (WINDOW)

3. Property:

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

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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>
<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>
<tr>
<td>Side setback 2</td>
<td></td>
<td><em>E.O.P = Edge Of Pavement.</em></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements:</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W. 1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>200 sq. ft</td>
<td>Setback from R.O.W. 2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>11' 6&quot;</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool area.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shed Requirements: 10'x20'</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shed area</td>
<td>100 sq. ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shed height</td>
<td>11' 6&quot;</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>
<tr>
<td>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 16. Signature of Applicant

Signature of Applicant

15 July 2016

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.)

__________________________
Date

__________________________
Signature

__________________________
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, without percent or more ownership have been listed. (Use additional sheets as necessary).

__________________________
Signature & Applicant

__________________________
Print Name

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of ______________, shows and discloses the premises in its entirety, described as Block 9302 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
__________________________
Michele Lyn Treger
__________________________
of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

__________________________
Signature

__________________________
Print Name
Gloucester Township:

I wish to install a non-permanent structure, a Shed, in my uncluttered back yard at 808 Wyngate Road (Block 9302, Lot12). I currently have a small 8'x8' wood shed in good condition but it is just too small-put in a lawn mower, a snow blower, and a wheel barrow and there is hardly any space left for anything else. I plan to still keep the small shed since it is in good condition and I just put a new roof on it last year. I also have a plastic storage locker on my rear patio but it can only hold a few garden implements and maybe a couple of small foldable canvas patio chairs.

The new Shed will be 10' x 20' and 11.5' tall as described to me by the store I am purchasing it from, “The Barn Door”, on the White Horse Pike in Atco, NJ, 856-768-3535. This is the same as going to Lowes or Home Depot and looking at the sample sheds in their parking lot, choosing one, and having it delivered. There are no sealed plans or designs involved. It’s a basic pre-fab shed. The reason I am purchasing from The Barn Door is that they offer better construction quality.

My shed will have vinyl siding and will be very aesthetically pleasing and instead of being on a concrete slab it will be on a bed of stones, thus allowing good soil drainage and good for the environment. It will be centered in my back yard, at least 5’ from my rear fence.

As you can see from the attached aerial images, my back yard is one of the last bastions of uncluttered open space in my neighborhood and with the addition of the new Shed I believe it will still be uncluttered and still have considerable open space. I have indicated the approximate proposed location for the new Shed on the attached images and diagram. I have also included information/images showing the stone pad and the sturdy quality construction details of the shed.

Edward Getley
808 Wyngate Road
856-627-8833
onlyoneman@comcast.net
DELIVERY & PLACEMENT OF SHEDS

SPECIFICATIONS

- Rafters: 2"x4" - 16" on Center
- Roof Sheathing: 1/4" 4-ply Plywood
- Architectural Shingles: 30 Year Warranty
- Exterior Siding: Dura-Temp Siding or 4x4 Dutchlap Vinyl Siding
- Decorative Door Hinges: 6" Extra Heavy-duty Hinges, 3 Per Door
- Entrance Doors: Heavy Construction, Reinforced Interior Frame
- Foundation: Pressure-Treated Floor Joists, 2x6 - 16" on Center for Garages
- Pressure-Treated Floor Joists: 4"x4" Timbers
- Side Walls: 2"x4" - 16" O.C.
- Bottom Plate: Single 2"x4"
- Top Plate: Double 2"x4"
- Rafters Notched for Greater Stability

Amish Sheds construction info above.

< Permeable stone pad.

Will look similar to below. Will try to get vinyl siding, trim, and roof shingles similar to colors on house.
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: Edward Getley
Address: 808 Wyngate Rd.
Block: 9302 Lot: 12

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

Date 8/15/16

Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 15, 2016
APPLICANT: EDWARD GETLEY
APPLICATION No. #162052C

BLOCK(S): 9302  Lot(S): 12
LOCATION: 808 WYNGATE RD, SOMERDALE, NJ 08083

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by AUGUST 23, 2016
☐ For Your Files.

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

8/15/16
DATE: August 15, 2016
APPLICANT: EDWARD GETLEY
APPLICATION No. #162052C

BLOCK(S): 9302  Lot(S): 12
LOCATION: 808 WYNGATE RD, SOMERDALE, NJ 08083

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Tax Assessor
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ G.T.M.U.A.
☐ Construction
☐ 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 23, 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

________________________
Signature
August 18, 2016

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

Re: Application #162052C
Edward Getley
808 Wyngate Road, Somerdale, NJ 08083
Block 9302, 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

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: Application #162057C
Joseph & Rosemary Tabasco
47 Shelley Street
Block 15821, Lot 53
DATE: September 28, 2016

The above application is to permit a 12' x 24' sunroom addition and 12' x 12' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION
   1. Zone: SCR – Senior Citizen Residential District [§409].

SCR – Senior Citizen Residential District [Reserves at Forest Meadows]:

<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>4,250 sf</td>
<td>±5,854 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>62.66 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>85 ft.</td>
<td>85 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>55%</td>
<td>55%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (dwelling)    | 20 ft.   | 20.3 ft. | yes      |
| Side yard (sunroom)      | 4 ft.    | 7.5 ft.  | yes      |
| Side yard (Aggregate)    | 15 ft.   | ±34 ft.  | n/a      |
| **Rear yard (sunroom/deck)** | 10 ft. | 2.33 ft. | no*      |
| Maximum Height           | 35 ft.   | ≤ 35 ft. | yes      |

* = Zoning schedule applies to the Reserves at Forest Meadows approval.
N.P. = Not a permitted location or use.
Variance required
Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard: (2.33 ft. provided v. 10 ft. minimum required).
POSITIVE CRITERIA ("C1" and "C2" variances)

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a sunroom and deck approximately two and thirty three hundredths (2.33) feet from the rear lot line (10 feet minimum required).

cc: Joseph & Rosemary Tabasco
    Anthony Costa, Esq.
    James Mellett, PE
1. Applicant

Name: JOSEPH & ROSEMARIE TABASCO
Address: 47 SHELLY STREET
          SICKLerville NJ 08081

City: ___________________________________________________________________
State, Zip: ___________________________________________________________________
Phone: (856) 783-4090 Fax: (____) ________
Email: ___________________________________________________________________

2. Owner(s) (List all Owners)

Name(s): JOSEPH & ROSEMARIE TABASCO
Address: 47 SHELLY STREET
          SICKLerville NJ 08081

City: ___________________________________________________________________
State, Zip: ___________________________________________________________________
Phone: (856) 783-4090 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
☐ 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  CP  BP  G-RD  LP-1
R1  RA  BWD  NC  IN  M-RD  NVBP
R2  APT  OR  HC  PR  BW-RD  SCRC-HC Overlay
R3  SCR  OF  GI  FP  L-RD  NVSCHC Overlay

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: NONE
Address: ___________________________________________________________________
City: ___________________________________________________________________
Firm: ___________________________________________________________________
State, Zip: ___________________________________________________________________
Phone: (____) ________ Fax: (____) ________
Email: ___________________________________________________________________
6. Name of Persons Preparing Plans and Reports:

| Name: DEBORAH V ANDERSON P.P. | Name: ______________________________ |
| Address: 313 DOUGLAS RD | Address: ______________________________ |
| Profession: ARCHITECT | Profession: ______________________________ |
| City: BELLMAWR | City: ______________________________ |
| State, Zip: NJ 0803 | State, Zip: ______________________________ |
| Phone: (856) 346-3385 Fax: (856) 346-3657 | Phone: ______________________________ Fax: ______________________________ |
| Email: ______________________________ | Email: ______________________________ |

7. Location of Property:

| Street Address: 47 SHELLY STREET | Block(s): 15821 |
| Tract Area: ______________________________ | Lot(s): 53 |

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): SIZE OF SOUTHWEST ACREAGE:

- Size of SOUTHWEST ACREAGE: 5,422.23 SQUARE FEET
- SOUTHWEST 91' X 120' WIDE
- LONG OR WOOD FRAME CONSTRUCTION
- OPEN DECK 12' X 12' LONG WITH TREATED DECK, VINYL RAILING
- SET BACK 23' FROM PROPERTY LINE (SIDE)

9. Property:

| Number of Existing Lots: | Proposed Form of Ownership: Fee Simple Cooperative |
| Number of Proposed Lots: | 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

<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><strong>2.33</strong></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td><strong>8.50</strong></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td><em>E.O.P. = Edge Of Pavement.</em></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td><strong>28.0</strong></td>
<td>10</td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td><strong>28.0</strong></td>
<td>10</td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td><strong>28.0</strong></td>
<td>10</td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td><strong>28.0</strong></td>
<td>10</td>
</tr>
</tbody>
</table>

<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>
<tr>
<td>Distance = measured from edge of water:</td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
</tr>
<tr>
<td>Setback = Measured from edge of pool apron.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed area</th>
<th>Shed height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td><strong>28.0</strong></td>
<td><strong>9.5</strong></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
<td><strong>2.33</strong></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of stones</td>
<td></td>
<td><strong>2.33</strong></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>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
</tbody>
</table>

### 15. Relief Requested:

- [X] 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]  
**5/24/16**  
[Date]

[Signature of Co-applicant]  
**6/24/2016**  
[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 resolution authorizing application and officer signature).

Date: 8/28/2016

Signature: [Signature]

Print Name: [Print Name]


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Signature of Applicant: [Signature]

Print Name: [Print Name]

Date: 8/28/16

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 [Signature], shows and discloses the premises in its entirety, described as Block [Block], Lot [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:

Joseph Tabasco, 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: Joseph Tabasco

Notary public: [Signature]

Sworn and subscribed to on this [Date], 2016, before the following authority.
September 7, 2016

Joseph Tabasco
47 Shelly St
Sicklerville, NJ 08081

Re: 47 Shelly St

Dear Joseph Tabasco:

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

Construct 12'x24' sunroom on wood framing with adjacent 12' x 12' Trex deck. Siding and shingles to match home.
8/15 - approved provided consistent with FSFM ARB Guidelines, Attachment “F”, Section II.j.(1).

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

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

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

REMEMBER: Gloucester Township approval is required for all construction.

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

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

Sincerely,

[Signature]
Four Seasons at Forest Meadows
By its agent - Associa Mid-Atlantic

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.
Homeowner (Print):  JOSEPH I ROSEMARIE TABBASCO  
Address:  47 SHELLY STREET  
Housemodel:  CYPRESS  
Siding Color:  BEIGE  
Phone:  852  
Elevation/Roofline:  
Door color:  BROWN  

INSTRUCTIONS

Please submit one application per improvement for example if you are going to install landscaping and a storm door we would want two applications are required. Proper completion of this application will expedite processing. Incomplete applications will be returned without approval; therefore, it is suggested you review your documents before filling out application.

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

DESCRIPTION OF IMPROVEMENT

CONSTRUCTION SUZANNE 12'X24' WITH APPLIANCE
12X12 TREP DECK W/ VYNAL RAIL
ALL APPROX 3' ABOVE EXISTING GRADE

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

Homeowner's Signature  Date  8/14/16

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

Date application received:  8/8/16  Approved:  
Application is:  
Date of first review by ARB:  8-15-16  Not Approved:  
Comments:  "F" 
Signature:  Pat McLean  Date:  8-15-16

Chairman, ARB Committee

Completion Inspection Date:  Completion Inspected By:  

Revised 6/10/2012 12:27 PM
Approved by FSFM BOT on July 19, 2012
designs to fit your taste and budget.

Roof styles plus window and door combinations to enhance your New Sunroom.

We will design your Sunroom to match your needs and enhance the architecture of your home.

Call Today....

The Millenium 3000 Sunroom

Manufactured By: Atlantic Sunroom Manufacturing, Inc.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016

APPLICANT: JOSEPH & ROSEMARIE TABASCO

BLOCK(S): 15821 Lot(S): 53

LOCATION: 47 SHELLY ST., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

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

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

STATUS OF APPLICATION:

☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review.
☐ For Your Files.

Please Forward Report by SEPTEMBER 19, 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

9-14-16 - Homeowner will require a "Variation" for
Fire Rated Exterior Wall Rating 5' from

Rear

Signature

Note for Ken: Properties less than
Date: September 14, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Joseph & Rosemarie Tabasco

Site: 47 Shelly St

Block: 15821 Lot: 53

Application #: 162057C

1. Note: Homeowner will require a "Variation" for fire-rated exterior wall rating less than 5' from rear property line.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016
APPLICATION No. #162057C

APPLICANT: JOSEPH & ROSEMARIE TABASCO
PROJECT No. 10782

BLOCK(S): 15821 Lot(S): 53

LOCATION: 47 SHELLY ST., SICKLERVILLE, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
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☒ 1 Copy - Preliminary Site Plan
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☒ 1 Copy - Final Site Plan
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☒ 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 (O) Variance

Reviewed without comment. Michael B. Boge

Signature
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: Joseph & Rosemarie Tabasco
Address: 49 Shelly St., Sicklerville, NJ
Block: 15831 Lot: 53

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

Date 9/7/16  Asst. Gloucester Township Tax Collector

MAYANN BUSO

OFFICIAL VERIFICATION

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

Re: Application #162057C  
Joseph & Rosemarie Tabasco  
47 Shelly Street, Sicklerville, NJ 08081  
Block 15821, Lot 53  

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: September 8, 2016

APPLICANT: JOSEPH & ROSEMARIE TABASCO

APPLICATION No. #162057C

PROJECT No. 10782

BLOCK(S): 15821 Lot(S): 53

LOCATION: 47 SHELLY ST., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

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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. Plat, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
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☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

Simlar to others greater (DECKS)
WAY TOO CLOSE TO NEIGHBRS + prop line (rear)
(2.3')
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #162056C  
  Jeffrey Barachko  
  104 Pine Avenue  
  BLOCK 11504, LOT 15  
DATE: September 28, 2016  

The above application is to permit replacement of an approximately 44’ x 8’ “L” shaped front porch 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.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>±13,300 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pine Avenue</td>
<td>75 ft.</td>
<td>95 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Central Avenue</td>
<td>75 ft.</td>
<td>140 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>140 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±9.9%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±14.8%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS  

<table>
<thead>
<tr>
<th>Front yard (porch)</th>
<th>Pine Avenue</th>
<th>±12 ft.¹</th>
<th>no¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Avenue</td>
<td>30 ft.</td>
<td>±13 ft.¹</td>
<td>no¹</td>
</tr>
<tr>
<td>Side yard (porch)</td>
<td>10 ft.</td>
<td>±49 ft.¹</td>
<td></td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft.</td>
<td>±83 ft.</td>
<td></td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = Scaled data.  
¹¹ = Variance required.  

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

II. VARIANCE COMMENTS  
The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:  

§405.F, Area, Yard, Height, and Building Coverage  
1. Front yard (Pine Avenue): (±12 ft. provided v. 30 ft. minimum required).  
2. Front yard (Pine Avenue): (±13 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 residential district setback variance:

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 405.F. Area, Yard, Height, and Building Coverage to permit a porch addition approximately twelve (12) feet from the front property line along Pine Avenue and thirteen (13) feet from the front property line along Central Avenue (30 ft. minimum required).

cc: Jeffrey Barachko
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: _______  AUG 30 2016 _______  Application No: 1620516  

☐ Planning Board  ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No:  (Initial)  

Fees 1600  Project #:  /&10723  

Escr. 150  Essr. #:  10723

# LAND DEVELOPMENT APPLICATION

## 1. Applicant

Name: **JEFFREY BARACHKO**  
Address: 104 PINE AVE  
City: **BLACKWOOD**  
State, Zip: **N J 08012**  
Phone: (856) 372-3712 Fax: (856) 372-3712  
Email: cG1 856-628-5606

## 2. Owner(s) (List all Owners)

Name(s): **JANNETTE BARACHKO**  
Address: 104 PINE AVE  
City: **BLACKWOOD**  
State, Zip: **N J 08012**  
Phone: (856) 372-3712 Fax: (856) 372-3712

## 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

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>SCHR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
</tr>
<tr>
<td>R1</td>
<td>RA</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
</tr>
<tr>
<td>R2</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCC 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:  
Firm:  
State, Zip:  
Phone: ( )  
Fax: ( )  
Email:  

1 of 4
6. Name of Persons Preparing Plans and Reports:

Name: **JEFF BOWEN**
Name: **FERNANDO F. DI ROSA**
Address: PO Box 21
Address: Plan of Survey
Profession: Contractor
Profession: 
City: Audubon
City: 
State, Zip: NJ 08106
State, Zip: 
Phone: 609.465.1577 Fax: ( )
Phone: ( ) Fax: ( )
Email: bowen_contracting@hotmail.com
Email: 

7. Location of Property:

Street Address: 1C4 Pine Ave, Blackwood Block(s): 11504
Tract Area: 
Lot(s): 15

8. Land Use:

Existing Land Use: **RESIDENTIAL**
Proposed Land Use (Describe Application): Primary Residence 73
Jack up floor, keep existing roof, rebuild structure and decking 23 1/2 x 18 ft from front property line and 13' from second property line

9. Property:

Number of Existing Lots: 
Number of Proposed Lots: 
Are there existing deed restrictions?  
Are there proposed deed restrictions?  

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>12 ft</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>13 ft</td>
</tr>
<tr>
<td>Rear setback</td>
<td>110 ft</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>95 ft</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>140 ft</td>
</tr>
<tr>
<td>Lot depth</td>
<td>13,700 sq ft</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></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from E.O.P. 1</td>
</tr>
<tr>
<td>Setback from E.O.P. 2</td>
</tr>
<tr>
<td>Fence type</td>
</tr>
<tr>
<td>Fence height</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Pool Requirements</th>
</tr>
</thead>
<tbody>
<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.*

### 14. Parking and Loading Requirements:

<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>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of garages</th>
<th>Number of stories</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

8/30/2014

[Date]

Signature of Co-applicant

[Signature]

[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

_________________________

Signature

Jeffrey Barachko

Print Name

_________________________

Signature

John M Zepp

Print Name

Eva M Zepp


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 the 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

Jeffrey Barachko

Print Name

8/30/2016

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 
8/13/2016, shows and discloses the premises in its entirety, described as Block 11604 Lot 15, 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:

_________________________

Signature

Jeffrey Barachko

Name of property owner or applicant

Sworn and subscribed to
On this ___ day of August
20 ___ before the following authority,

_________________________

Eva M Zepp

Notary Public

State of New Jersey
My Commission Expires May 11, 2017
Incomplete Application
104 PINE AVE
Block/Lot 11504/15

Applicant
BARACHKO, JEFFREY & JANETTE
104 PINE AVE
BLACKWOOD NJ 08012

Real Estate Owner
BARACHKO, JEFFREY & JANETTE
104 PINE AVE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed replacement of existing 8'X32" "L" shaped 8'X19' porch.

Comments on Decision:
Survey submitted does not show the proposed work.

. 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 Optz
Zoning Officer
August 9, 2016

Applic No. 10714

Cut Here

Deliver to...

BARACHKO, JEFFREY & JANETTE
104 PINE AVE
BLACKWOOD NJ 08012
09/08/2016

Ken Lechner/ Zoning Board Of Adjustments,

I would like to respectfully request an extension on the time line for paving the parking lot on my property located at 1414 N Black Horse Pike Blackwood. I would like to have it done on or before April 30th 2017. Unfortunately this project has exceeded my initial cost analysis and I do not have the funding for the paving at this time. Thank you in advance for your understanding with this matter.

Yours Truly,
Bernie Wilson
NOTES:
1) THE BLOCK AND LOT NUMBERS SHOWN REFER TO THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER
2) THIS SURVEY IS CERTIFIED TO JEFFEREY D. BARACAKO AND JANETTE N. DINARWICK CENTANT MORTGAGE COMP. AND GROUP 21 TITLE AGENCY.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

FERDINAND F. DI ROSA N.J.L.S #20366

PLAN OF SURVEY
SITUATE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
FERDINAND F. DI ROSA ASSOC
LICENSED LAND SURVEYORS

SCALE: 1"=30'
DATED: SEPT 20, 2000
To Whom It May Concern:

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

Name: Jeffrey & Jannette Barachko
Address: 104 Pine Ave Blackwood, NJ
Block: 11504 Lot: 15

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

Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

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

Re: Application #162056C  
Jeffrey Barachko  
104 Pine Avenue, Blackwood, NJ 08012  
Block 11504, Lot 15

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: September 8, 2016
APPLICANT: Jeffrey Barachko

APPLICATION No. #162056C
PROJECT No. 10773

BLOCK(S): 11504  Lot(S): 15
LOCATION: 104 Pine Ave, Blackwood

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 SEPTEMBER 19, 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

Signature

9-13-16 JLG BLS
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016
APPLICANT: Jeffrey Barachko
APPLICATION No. #162056C
PROJECT No. 10773
BLOCK(S): 11504 Lot(S): 15
LOCATION: 104 Pine Ave, BLACKWOOD

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxee
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
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☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
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☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Reviewed 9/12/16

By: [Signature]

[Stamp: Fire Marshal]

With Comment

Without Comment

BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. B.O. 541
BLACKWOOD, N.J. 08012
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 8, 2016
APPLICATION No. #162056C

APPLICANT: Jeffrey Barachko
PROJECT No. 10773

BLOCK(S): 11504  Lot(S): 15
LOCATION: 104 FINE AVE, BLACKWOOD

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

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☐ 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

Signature

9/8/16

Replacement of Pool
No Issues.
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162060C
Matthew Rosenhoover
2 Linden Drive
BLOCK 5802, LOT 1
DATE: September 29, 2016

The Applicant requests approval to install a six (6) foot high wood 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>±17,342 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linden Drive</td>
<td>75 ft.</td>
<td>63.685 ft.</td>
<td>encs</td>
</tr>
<tr>
<td>Locust Drive</td>
<td>75 ft.</td>
<td>135.165 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>104.76 ft.</td>
<td>enc</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>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Linden Drive</td>
<td>30 ft.</td>
<td>30.96 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Locust Drive</td>
<td>30 ft.</td>
<td>21.67 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>10.80 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±49 ft.¹</td>
<td>enc</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 = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
* = Variance required.

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

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

§425.C(3), Fences

1. To install a six (6) foot high wood fence approximately four (4) feet from the front property line along Locust 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 wood fence approximately four (4) feet from the front property line along Locust 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: Matthew Rosenhoover
    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. 162062C

☐ Planning Board  ☑ Zoning Board of Adjustment

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

Taxes Paid Yes/No ______(Initial)

Fees $ ______ Project # ______

Escr. ______ Escr. # ______

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Millie Rioscava
Address: 2 Linken Drive
City: Blackwood
State, Zip: NJ 08012
Phone: (____) ———- Fax: (____) ———-
Email: 

2. Owner(s) (List all Owners)

Name(s): Millie Rioscava
Address: Same
City: 
State, Zip: 
Phone: (____) ———- 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

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>C3</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></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: (____) ———-
Email: ____________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Mathew Richard</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 2 Linder Dr.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (804) 24-133</td>
<td>Phone:</td>
</tr>
<tr>
<td>Fax: ( )</td>
<td>Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 2 Linder Dr. Helmett NJ</th>
<th>Block(s): 5802</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): i</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application):

7' setback on E2 approximately. 229.8 Linear Feet

Application: 9920496

Varice Approved Oct 14 1999

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:  /</td>
<td>Fee Simple</td>
</tr>
<tr>
<td></td>
<td>Cooperative</td>
</tr>
</tbody>
</table>
| Are there existing deed restrictions? | No 
| Are there proposed deed restrictions? | 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>
<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>
<tr>
<td>Side setback 2</td>
<td></td>
<td><em>E.O.P. = Edge Of Pavement.</em></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool achor.</td>
<td></td>
</tr>
</tbody>
</table>

### Garage Application

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

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>G/4/16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature of Co-applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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: 9/16/16

Signature: [Signature]

Print Name: [Print Name]

Sworn and Subscribed to before me this 19 day of September, 2016 (Year).


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
   □ No □ Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
   □ No □ Yes

C. Is this application for approval on a site or sites for commercial purposes?
   □ No □ Yes

D. Is the applicant a corporation?
   □ No □ Yes

E. Is the applicant a limited liability corporation?
   □ No □ Yes

F. Is the applicant a partnership?
   □ No □ Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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?
   □ No □ Yes

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or 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: [Signature]

Print Name: [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 9/16/16, shows and discloses the premises in its entirety, described as Block 580 Lot [580 Lot 1], and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, County of Camden:

Michele Lyn Treger, 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: [Name]

Date: Sep 19, 2016

Notary Public:

Michele Lyn Treger
ID # 2439109
STATE OF NEW JERSEY
Commission Expires October 1, 2018
Zoning Permit Denial
2 LINDEN DR
Block/Lot 5802/1

Applicant
ROSENHOOVER, MATTHEW
2 LINDEN DRIVE
BLENHEIM, NJ 08012

Real Estate Owner
ROSENHOOVER, MATTHEW
2 LINDEN DRIVE
BLENHEIM, NJ 08012

Zone
R3

Application is
Denied

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

a proposed rear yard 6' wooden replacement fence. This application for approval is hereby

denied

Comments on Decision:

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater.

Sect. 506, par. 3.

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

Alisa Ortiz
Zoning Officer
August 8, 2016
Applic No. 10713

Deliver to...

ROSENHOOVER, MATTHEW
2 LINDEN DRIVE
BLENHEIM, NJ 08012
RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #992049C
WILLIAM J. WALL
Block 5802 Lot(s) 1

WHEREAS, William J. Wall residing at 2 Linden Drive, in the Blenheim 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 bulk variance to permit a 42" high wood fence zero (0) feet from the set back where twenty feet is required by ordinance for property located upon Block 5802, Lot 1, as shown on the Official Map of the Township of Gloucester, located in an R-3 Residential Zone, said application being presented pro se by the applicant; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 9, 1999 as well as after having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicant, William J. Wall, is the record owner of property located at 2 Linden Drive, in the Blenheim section of Gloucester Township, New Jersey, and shown as Block 5802, Lot(s) 1, on the Official Tax Map of the Township of Gloucester, located in a R-3 Residential Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he wished to erect a 42" high spaced picket wood fence zero (0) feet from the existing right of way at his single family home.

5. The applicant submitted a survey prepared by Pennell Land Surveying dated January 25, 1999 showing the location of the existing structures on the property as well as the location of the proposed fence which was admitted into evidence as Exhibit "A".

6. The applicant testified that there currently exists on the right hand side of the home a five foot high fence and along the back of the home there currently exists a 4.5’ foot picket fence. The addition of this fence would enable the applicant to enclose his back yard.

7. The applicant further testified that he desired the fenced area for a safe place for his two children aged six and two to play.

8. The applicant also testified that if he wasn’t given the variance, it would substantially reduce the play area in the back of the home.

9. The applicant was also questioned as to whether other homes along Locust Drive have fences. The applicant candidly indicated that as far as he knew they did not have any fences.

10. The applicant was also questioned how close his neighbor’s driveway on Lot 2 was to the proposed fence. The applicant indicated that he believed the driveway was a minimum of 15’ feet from the end of the proposed fence. He also testified that since the proposed fence was a spaced picket fence he didn’t foresee safety problems regarding its
11. David Benedetti, Gloucester Township Director of Community Development, was questioned concerning whether the proposed location was consistent with other fences which had received similar variances. Mr. Benedetti indicated that he would be more comfortable if the proposed fence was located 3 feet from the edge of the sidewalk as opposed to zero feet from the right of way.

12. The applicant after hearing the recommendation of Mr. Benedetti indicated that he had no objection to modifying his variance request to permit the proposed fence three feet from the edge of the sidewalk.

13. There were no objections to the request for the variance presented at the hearing.

UPON MOTION duly made and seconded to grant the applicant a variance to permit the erection of a 42" inch high spaced picket fence three (3') feet from the edge of the sidewalk, the board voted six (6) in favor, zero (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; and

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

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment
of the Township of Gloucester on this 9th day of September 1999, that the applicant, William J. Wall, is hereby granted a variance to permit the erection of a 42" inch high spaced picket wood fence, three (3.0') feet from sidewalk along Locust Drive for the property located upon Block 5802, Lot(s) 1, as shown on the official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:
Charles Insalaco ----
Joseph Tortoreto Yes
John P. Dunn ----
Diana Joniec Yes
Joe La Ratta ----
V.Ch Robert Earle Jr. Yes
Ch. Linda Musser Yes
Mr. Weinreich (Alt I) Yes
Mr. Fabricus (Alt II) Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

LINDA MUSSER, Chairperson
I, Delores Fini, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on day of ___________ 1999.

Delores Fini, Secretary

Prepared by:
KENNETH N. RUBIN, Esquire
1930 East Marlton Pike, Suite Q-34
Cherry Hill, New Jersey 08003
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 19, 2016  APPLICATION No. #162060C
APPLICANT: MATTHEW ROSENHOOVER  PROJECT No. 10817
BLOCK(S): 5802  Lot(S): 1
LOCATION: 2 LINDEN AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:
[ ] Township Engineer  [ ] Zoning Board Planner
[ ] Camden County Planning Board  [ ] Traffic Officer
[ ] Taxes  [ ] 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 SEPTEMBER 29, 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

[Signature]

No Issues.

9/26/16
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 19, 2016
APPLICANT: MATTHEW ROSENHOOVER
APPLICATION No. #162060C
BLOCK(S): 5802       Lot(S): 1
LOCATION: 2 LINDEN 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
☐ Revision to Prior Application

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

Please Forward Report by SEPTEMBER 29, 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

Signature

OK 9-2016
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

September 22, 2016

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

Re: Application #162060C
Matthew Rosenhoover
2 Linden Avenue, Blackwood, NJ 08012
Block 5802, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC: mh
To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name Matthew Rosenhoover
Address 2 Linden Dr. Blackwood, NJ
Block 5802 Lot 1

8-4-16
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162062C
Patricia Stergin
1008 Central Avenue
BLOCK 1202, LOT 1
DATE: September 29, 2016

The Applicant requests approval to construct a second 12' x 18' residential tool shed and install a four (4) foot and 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>12,000 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central Avenue</td>
<td>75 ft.</td>
<td>120 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Eleventh Avenue</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±13.65%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±33.3%</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Central Avenue</td>
<td>30 ft.</td>
<td>20.20 ft.</td>
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</tr>
<tr>
<td>Eleventh Avenue</td>
<td>30 ft.</td>
<td>±56 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>20.52 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±45 ft.</td>
<td>yes</td>
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<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 = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
* = Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
## RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum shed area</td>
<td>168 sf</td>
<td>216 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>2</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft</td>
<td>9 ft 3</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft</td>
<td>&gt; 10 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard – Eleventh Avenue</td>
<td>N.P.</td>
<td>13 ft</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard</td>
<td>5 ft</td>
<td>&gt; 5 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft</td>
<td>10 ft</td>
<td>yes</td>
</tr>
</tbody>
</table>

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

### §422.L. Residential Tool Shed

1. Area: (216 sf provided v. 168 sf maximum allowed).
2. Number: (2 provided v. 1 maximum allowed).

### §425.C(3). Fences

3. To install a six (6) foot high vinyl fence approximately four (4) feet from the front property line along Locust 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 422.L, Residential Tool Shed to construct a two hundred sixteen (216) square foot shed (168 sf maximum allowed) and a second shed (1 maximum allowed) and Section 425.C(3) to construct a four (4) foot and six (6) foot high vinyl fence approximately one (1) foot from the front property line along Eleventh Avenue (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: Patricia Stergin
    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.: #1/6/04/C

Taxes Paid Yes/No (Initial)
Fees: $60.00  Project #: 10841

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

Escr. 10/28  Escr. #: 10841

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Patricia Stergin
Address: 1008 Central Avenue
City: Glendora
State, Zip: NJ 08029
Phone: (609)315-3941 Fax: (-)
Email: coviar2@comcast.net

2. Owner(s) (List all Owners)
Name(s): Michael Stergin
Patricia Stergin
Address: 1008 Central Avenue
City: Glendora
State, Zip: NJ 08029
Phone: (609)315-3941 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

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>R1</th>
<th>R2</th>
<th>R3</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA</td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
<td>CR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R4</td>
<td>R1</td>
<td>R2</td>
<td>R3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GCR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>CR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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: 
Email: 

1 of 4
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Michael &amp; Patricia Steiger</th>
<th>Name: Bruce A. Ewing &amp; Associates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1008 Central Ave.</td>
<td>Address: 500 B W. Delco, Inc.</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession: LAND SURVEYORS</td>
</tr>
<tr>
<td>City: Galloway</td>
<td>City: Croydon</td>
</tr>
<tr>
<td>State, Zip: NJ 08029</td>
<td>State, Zip: NJ 08312</td>
</tr>
<tr>
<td>Phone: (609) 315-3941 Fax: (_)</td>
<td>Phone: (609) 315-3931 Fax: (_)</td>
</tr>
<tr>
<td>Email: <a href="mailto:caviero2@comcast.net">caviero2@comcast.net</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1008 Central Avenue</th>
<th>Block(s): 1202</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: Residential

- Proposed Land Use (Describe Application):
  - Storage Shed - Residential
  - 18' x 12' x 9'10" Wood w/Vinyl Siding
  - 10' setback rear fence Vinyl 1' F2
  - F2 1'3" setback set back 11' from EOF2 - 1'
  - (4' F1) setback 50' from EOF1

9. Property:

- Number of Existing Lots: 1
- Number of Proposed Lots: 1
- Proposed Form of Ownership:
  - ☐ Fee Simple
  - ☐ Condominium
  - ☐ Cooperative
  - ☐ 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

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Proposed</th>
<th>Fence Application Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Applications</td>
<td></td>
<td>Fence Application</td>
</tr>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P. *1</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P. *2</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>&quot;E.O.P.&quot; = Edge Of Pavement</td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</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
- Garage height
- Number of garages
  - (Include attached garage if applicable)
- Number of stories

Shed Requirements

- Shed area
- Shed height: 7' 4½" walls, 9' 10¼" peak
- 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] 4/5/16

[Signature of Co-applicant] 4/5/16
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: 9/21/16
Signature: Patricia Stergin
Print Name: Patricia Stergin

Sworn and Subscribed to before me this 21st day of September, 2014.

JENNIFER L. SCHRIVER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 22, 2020


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 or non-corporate stockholders and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Signature of Applicant: Patricia Stergin
Print Name: Patricia Stergin
Date: 4/5/14

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/21/16, shows and discloses the premises in its entirety, described as Block 1222 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Patricia Stergin 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: Patricia Stergin

Sworn and subscribed to On this 21st day of September 2014, before the following authority:

JENNIFER L. SCHRIVER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 22, 2020
Specifications

Site Preparation Recommendations
4" to 6" stone base. Use pressure-treated timbers around perimeter of stone pad. Stone pad should be 2 feet wider and longer than the size of the shed.

- **Foundation**: 4x4 pressure-treated lumber
- **Floor Joists**: 2x4s, 16" on center - 12" on center with garage
- **Flooring**: 5/8" exterior grade or optional pressure-treated
- **Sidewall Studs**: 2x4s, 16" on center
- **Exterior Siding**: 1/2" plywood with vinyl siding or 1/4" Duratemp wood siding
- **Rafter**: 2x4s, 16" on center
- **Roof Sheathing**: 1/2" plywood
- **Roof**: 25-year self-sealing asphalt shingles or 30-year architectural shingles
- **Doors**: Heavy-duty raised panel door, fiberglass door
- **Windows**: Two windows with shutters included except 8x8, 8x10, 10x10 feature one window with shutters.

Pressure-Treated Skids
- **8 ft. wide**
- **10 ft. wide**
- **12 ft. wide**
- **14 ft. wide**

Kit - Ready to Assemble

Interior View

Interior View with Silverside
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: Michael & Patricia Steiger

Address: 1008 Central Avenue

Block: 1302 Lot: 1

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

Date 9/24/16

Gloucester Township Tax Collector
Date: September 27, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Patricia Stergin

Site: 1008 Central Ave

Block: 1202 Lot: 1

Application #: 162062C

1. The Construction Office will require (2) sealed sets of construction plans with a permanent foundation design.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 26, 2016
APPLICATION No. #162062C
APPLICANT: PATRICIA STERGIN
PROJECT No. 10841
BLOCK(S): 1202 Lot(S): 1
LOCATION: 1008 CENTRAL AVE, GLENDORA, NJ 08029

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

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

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

Please Forward Report by OCTOBER 7, 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

9-27-16 - JPG RBTG The Construction Office will require 2 sealed sets of construction plans & a permanent foundation design.

Signature

Jeannine - Please type Note for Ken.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 26, 2016
APPLICATION No. #162062C

APPLICANT: PATRICIA STERGIN
PROJECT No. 10841

BLOCK(S): 1202 Lot(S): 1
LOCATION: 1008 CENTRAL 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 ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by OCTOBER 7, 2016
☐ For Your Files.

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☐ 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

Signature: [Signature]

No Issues
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 #162058DSPW
Mohinders Gas, LLC
BLOCK 18404, LOTS 1 and 2.01

Escrow #10789

DATE: September 22, 2016

The Applicant requests a site plan waiver and a use variance of a conditional use for conversion of the existing garage bays into a convenience store and addition of a propane refilling station as an accessory use within the HC – Highway Commercial District. The project is located on the northwest corner of Berlin-Cross Keys Road and Sicklerville Road.

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 (856) 374-3511.

- Applicant/Owner: Mohinders Gas, LLC, 585 Berlin-Cross Keys Road, Sicklerville, NJ 08081 (telephone #856-397-4334).
- Architect: Nehal Jhaveri, RA, 250 W. Main Street, Moorestown, NJ 08057 (Telephone #856-234-7453).
- Engineer: Gary Cavalier, PE, PLS, PP, Cavalier Engineering & Surveying, 12 West Mantua Avenue, Warenah, NJ 08090 (telephone #856-464-0106).
- Attorney: Mark Iaconelli, Esq., Scott Marcus & Associates, 121 Johnson Road, Turnersville, NJ 08012 (telephone #856-227-0800).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form and disclosure statement dated 9/08/16.

2. Site Plan Waiver plan, as prepared by Cavalier Engineering & Surveying consisting of the following.

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>7-08-16</td>
</tr>
<tr>
<td>2</td>
<td>Existing Conditions and Demolition Plan</td>
<td>7-08-16</td>
</tr>
<tr>
<td>3</td>
<td>Site Plan</td>
<td>7-08-16</td>
</tr>
<tr>
<td>4</td>
<td>Grading Plan</td>
<td>7-08-16</td>
</tr>
<tr>
<td>5</td>
<td>Details</td>
<td>7-08-16</td>
</tr>
</tbody>
</table>

II. ZONING REVIEW

1. Bulk Zoning Requirements:
   - Zone: HC ~ Highway Commercial District [§416].
   - Use: Convenience Store with motor fuel dispensing is a listed conditional use [§416.D(5)(d)].
<table>
<thead>
<tr>
<th>Description</th>
<th>Required (Service Station)</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>1.22 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Berlin-Cross Keys Road</td>
<td>150 ft.</td>
<td>163.495 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Sicklerville Road</td>
<td>150 ft.</td>
<td>288.495 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>300 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>4%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>65%</td>
<td>54.9%</td>
<td>yes</td>
</tr>
<tr>
<td>Floor Area Ratio (max.)</td>
<td>0.25</td>
<td>0.04</td>
<td>yes</td>
</tr>
</tbody>
</table>

**Principal Building Minimum Yards, Depths and Height Limitations**

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) – Propane Tank</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Berlin-Cross Keys Road</td>
<td>20 ft.</td>
<td>±70 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Sicklerville Road</td>
<td>20 ft.</td>
<td>±147 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±23.25 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±213 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
<td>&lt; 40 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

**Parking Area Setback**

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>From any right-of-way (min.)</td>
<td></td>
<td>±37 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Berlin-Cross Keys Road</td>
<td>10 ft.</td>
<td>±37 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Sicklerville Road</td>
<td>10 ft.</td>
<td>23.13 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From side property line (min.)</td>
<td>10 ft.</td>
<td>31.75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From rear property line (min.)</td>
<td>10 ft.</td>
<td>70.88 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail: 1 space/200 sf</td>
<td>11 spaces</td>
<td>16 spaces</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.) - §416.D(5)(c)(1)</td>
<td>60,000 sf</td>
<td>53,143.20 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Drive-Thru (max.) - §416.D(5)(c)(2)</td>
<td>6 vehicles</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Buffer (min.) - §416.D(5)(c)(3)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Fuel pump distance from parking (min.) - §416.D(5)(d)(1)</td>
<td>30 ft.</td>
<td>±50 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Canopy Setback (min.) - §416.D(5)(d)(2)</td>
<td>Berlin-Cross Keys Road</td>
<td>20 ft.</td>
<td>63.35 ft.</td>
</tr>
<tr>
<td>Sicklerville Road</td>
<td>20 ft.</td>
<td>43.51 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Scaled data.

n/a = Not applicable.

* Variance required.

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

### III. WAIVER COMMENTS

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

"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 ..."

### IV. VARIANCES COMMENTS

The instant application requires the following variance:

1. **Lot Size:** (53,143.20 sf provided v. 60,000 sf minimum required).

**POSITIVE CRITERIA ("D3")**

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

2. The Board has the power to grant a variance for a deviation from a specification or standard pertaining solely to a conditional use (basis N.J.S.A. 40:55-70d(3)).
   a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance [basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

**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. SITE PLAN WAIVER COMMENTS

Should the Board approve the site plan waiver it’s recommended the following items be conditions of approval and completed prior to approval of a Temporary Certificate of Occupancy or Certificate of Occupancy.

1. Lot 1 and 2.01
   a. It’s recommended the applicant record a Deed of Consolidation to combine lots 1 and 2.01 into one lot.

2. Parking Area:
   a. The Applicant shall provide testimony to address the existing vacuums, soda machine, and ice machine, which are in conflict with required retail parking.
   b. Seal coat and line-stripe parking lot providing parking space markings consisting of a 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.1.2, Delineation.
   c. re-paint existing fire lanes as required by the Fire Marshal for the district.

3. Sidewalks:
   a. Concrete sidewalks along Berlin – Cross Keys Road and Sicklerville Road as per §516, Sidewalks, Curbs, Gutters and Pedestrian Walkways.

VI. 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. 40:55D-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.
VII. 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.

cc: Mohinders Gas, LLC
    Mark Iaconelli, Esq.
    Gary Civalier, PE, PLS, PP
    Nehal Jhaveri, RA
    Anthony Costa, Esq.
    James Mellett, PE
**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - **Name:** Mohinders Gas, LLC
   - **Address:** 585 Berlin Crosskeys Road
   - **City:** Sicklerville
   - **State, Zip:** NJ, 08081
   - **Phone:** (856) 397-4334, Fax: (856) 
   - **Email:** speedgas24@gmail.com

2. **Owner(s) (List all Owners)**
   - **Name(s):** SEE ATTACHED
   - **Address:**
   - **City:**
   - **State, Zip:**
   - **Phone:** (856) , Fax: (856) 

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

   *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>
<td>HCV</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>CH</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:** Mark Iaconelli, Jr., Esq.
   - **State, Zip:** NJ, 08012
   - **Phone:** (227) 0800, Fax: (227) 7939
   - **Email:** miaconelli@marcuslaw.net

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nehal Jhaveri, RA</td>
<td>250 W. Main Street</td>
<td>Civalier Engineering &amp; Surveying, inc.</td>
<td>12 West Mantua Avenue</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>Moorestown</td>
<td></td>
<td>Wenonah</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>NJ, 08057</td>
<td></td>
<td>NJ, 08090</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>856.234.7453</td>
<td></td>
<td>856.464.0224</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>856.282.1133</td>
<td></td>
<td>856.464.0106</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
<td>Email:</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:njarchitects@gmail.com">njarchitects@gmail.com</a></td>
<td></td>
<td><a href="mailto:gary@civalier.comcastbiz.net">gary@civalier.comcastbiz.net</a></td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 585 Berlin Crosskeys Road</th>
<th>Block(s): 18404</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 1 &amp; 2.01</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Property's current use is a gas station with propane swapping.

Proposed Land Use (Describe Application): The proposed use continues as a gas station with the conversion of garage bays to a convenience store and the addition of a propane refilling station.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 2</th>
<th>Proposed Form of Ownership:</th>
<th>Are there existing deed restrictions?</th>
<th>Are there proposed deed restrictions?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 2</td>
<td>■ Fee Simple</td>
<td>□ No</td>
<td>□ Yes</td>
</tr>
<tr>
<td></td>
<td>□ Condominium</td>
<td></td>
<td>(If yes, attach copies)</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>No Change</td>
<td>Setback from E.O.P.*1</td>
<td>NA</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>No Change</td>
<td>Setback from E.O.P.*2</td>
<td>NA</td>
</tr>
<tr>
<td>Rear setback</td>
<td>No Change</td>
<td>Fence type</td>
<td>NA</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>No Change</td>
<td>Fence height</td>
<td>NA</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pool Requirements</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td>NA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>water.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setback = Measured from edge of pool</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>apron.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required: 11</th>
<th>Number of parking spaces provided: 14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required: 0</td>
<td>Number of loading spaces provided: 0</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 here 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: 9/7/16

[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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/11/16</td>
<td>Sukhinder Singh</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Melissa L. Urbanski</td>
</tr>
</tbody>
</table>

Notary Public of New Jersey
My Commission Expires August 5, 20


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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/11/16</td>
<td>Sukhinder Singh</td>
</tr>
</tbody>
</table>

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:  

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Melissa L. Urbanski</td>
</tr>
</tbody>
</table>

Notary Public of New Jersey
My Commission Expires August 5, 2021
Schedule A
"List of Owners"

Sukhjinder Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
90% Ownership

Amrik Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
10% Ownership
Schedule B
“List of All Application Submission Materials”

Sukhjinder Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
90% Ownership

Amrik Singh
5 Oak Avenue
Voorhees, NJ 08053
856-397-4334
10% Ownership
Schedule C
“Previous or Pending Applications”

None.
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application # 161058CUMSPW #162058 DSPW
Block: 18404 Lot: 1 & 2.01

☒ 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. Jason Gittens
 Signature: ✔ Date Submitted 9/26/16

SEP 26 2016
September 26, 2016

Township of Gloucester
Planning Board
1261 Chews Landing Rd
Laurel Springs, NJ 08021

RE: Application No. 16-03GUMSPW
585 Berlin Cross Keys Rd
Mohinders Gas, LLC

Please be advised that I have DENIED the above application for the following reasons:

1. Bollards are needed to placed around the entire proposed filling station. Per Section 312 of the Uniform Fire Code.

2. I need the size of propane tank and it must be labeled per DOT standards.

If you have any questions on the above please contact me at 856-498-4176.

Also, please be advised that I am the new Fire Marshal for Gloucester Township Fire District No. 5, I have enclosed a business card for future references.

Sincerely,

Rich Donato
Fire Marshal
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL
ZONING

DATE: September 12, 2016
APPLICATION NO. 161058CUMSPW

LOCATION: 585 Berlin Cross keys Road
Mohinders Gas, LLC

BLOCK: 18404 Lot: 1 & 2.01
ESCROW: ZONE: HC

TRANSMITTAL TO:

O Dave Carlamere
O Bach Associates
O Richard Wells, Esq.
O Planner
O Taxes & Tax Assessor
O Aqua Water Co.
O New Jersey America
O Fire District 1 2 3 4 5
O MUA
O Construction
O Traffic/Police
O GTEMS

STATUS OF APPLICATION – Conditional Use Approval, Site Plan Waiver
Gas Station with the conversion of a a Garage Bay to a Convenience Store & the addition of a
Propane refilling station.

PURPOSE OF TRANSMITTAL:

☒ For Your Review By September 26, 2016

ENCLOSED:
☐ 1 Copy – Site Plan Waiver, Checklist, Application, Camden County Application
☒ 1 Copy – Site Plan Waiver
☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
☐ 1 Copy – Minor Subdivision Plan checklist, County Application
☐ 1 Copy – Preliminary & Final Major Site Plan Amended
☐ 1 Copy – Bargain & Sale Deed, Deed of Easement Access Agreement, Warranty Deed
☐ 1 Copy – Stormwater Management Report & Operations & Maintenance Mual
☐ 1 Copy – Architectural Floor & Elevation Plans
☐ 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering

billseds 11 be up around 2016
section 212 required
Pamik take labeled w / date in 96
ardous materials regulated by Chapter 27 shall comply with the facility closure requirements of Section 2701.6.

311.5 Placards. Any building or structure determined to be unsafe pursuant to the Uniform Construction Code, determined to be an imminent hazard pursuant to the Uniform Fire Code or for which a demolition permit has been issued pursuant to the Uniform Construction Code, shall be marked as required by Sections 311.5.1 through 311.5.5.

311.5.1 Placard location. Placards shall be applied on the front of the structure and be visible from the street. Additional placards shall be applied to the side of each entrance to the structure and on penthouses.

311.5.2 Placard size and color. Placards shall be 24 inches by 24 inches (610 mm by 610 mm) in size with a red background, white reflective stripes and a white reflective border. The stripes and border shall have a 2-inch (51 mm) stroke.

311.5.3 Placard date. Placards shall bear the date of their application to the building and the date of the most recent inspection.

311.5.4 Placard symbols. The design of the placards shall use the following symbols:

1. This symbol shall mean that the structure had normal structural conditions at the time of marking.
2. This symbol shall mean that structural or interior hazards exist and interior fire-fighting or rescue operations should be conducted with extreme caution.
3. This symbol shall mean that structural or interior hazards exist to a degree that consideration should be given to limit fire fighting to exterior operations only, with entry only occurring for known life hazards.

311.5.5 Informational use. The use of these symbols shall be informational only and shall not in any way limit the discretion of the on-scene incident commander.

SECTION 312
VEHICLE/HEAVY OBJECT IMPACT PROTECTION

312.1 General. Vehicle or other heavy object impact protection required by this code shall be provided by posts that comply with Section 312.2 or by other approved physical barriers that comply with Section 312.3.

312.2 Posts. Guard posts shall comply with all of the following requirements:

1. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete filled and painted yellow.
2. Spaced not more than 4 feet, 6 inches (1372 mm) between posts on center.
3. Set not less than 3 feet, 6 inches (1067 mm) deep in a concrete footing of not less than a 18-inch (457 mm) diameter.
4. Set with the top of the posts not less than 3 feet (914 mm) above ground.
5. Located not less than 2 feet (610 mm) from the protected object.

312.2.1 High speed or heavy traffic areas. In areas where high speed or heavy duty traffic occurs, the following shall be the requirements for motor vehicle protection:

1. Posts are to be a minimum of 6-inch (152 mm) diameter Schedule 40 pipe and painted yellow;
2. Posts are to be buried a minimum of 48 inches (1219 mm) deep and extend a minimum of 48 inches (1219 mm) above grade and be filled with concrete;
3. Posts are to be set at 4 feet (1219 mm) maximum centers;
4. Posts are to be encased in concrete of 24 inches (610 mm) diameter and 48 inches (1219 mm) in depth for minimum standards; and
5. The crash protection shall be installed a minimum of 24 inches (610 mm) from the LP-gas container(s).

312.3 Other barriers. Physical barriers shall be a minimum of 36 inches (914 mm) in height and shall resist a force of 12,000 pounds (53,757 N) applied 36 inches (914 mm) above the adjacent ground surface.

SECTION 313
FUELED EQUIPMENT

313.1 General. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment and portable cooking equipment, shall not be stored, operated or repaired within a building.

Exceptions:

1. Buildings or rooms constructed for such use in accordance with the building subcode of the Uniform Construction Code.
2. Where allowed by Section 314.
3. Storage of equipment utilized for maintenance purposes is allowed in approved locations when the aggregate fuel capacity of the stored equipment does not exceed 10 gallons (38 L) and the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

313.1.1 Removal. The fire code official is authorized to require removal of fueled equipment from locations where the presence of such equipment is determined by the fire code official to be hazardous.

313.2 Group R occupancies. Vehicles powered by flammable liquids, Class II combustible liquids, or compressed flammable gases shall not be stored within the living space of Group R buildings and shall be separated from other occupancies in accordance with the Uniform Construction Code.

SECTION 314
INDOOR DISPLAYS

314.1 General. Indoor displays constructed within any occupancy shall comply with Sections 314.2 through 314.4.
To Whom It May Concern:

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

Name: Browson Oil Free Holdings LLC
Address: 585 Crosskeys Rd
Block: 1840-1 Lot: 1 2d 01

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

Date

[Signature]

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

Re: Application # 16058CUMSPW  
Mohinders Gas, LLC  
585 Berlin Cross Keys Road, Sicklerville, NJ 08081  
Block 18404, Lots 1 & 2.01

Gentlemen:

In response to your letter regarding the above application, a Form “F” Application is required.

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
PLANNING BOARD TRANSMITTAL

DATE: September 12, 2016
APPLICATION NO: 161058CUPFW

LOCATION: 585 Berlin Cross Keys Road
Mehinders Gas, LLC

BLOCK: 18404 Lot: 1 & 2.01
ESCROW:
ZONE: HC

TRANSMITTAL TO:
- Dave Carlamere
- Bach Associates
- Richard Wells, Esq.
- Planner
- Taxes & Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 123456
- MUA
- Construction
- Traffic/Police
- GTEMS

STATUS OF APPLICATION – Conditional Use Approval, Site Plan Waiver
Gas Station with the conversion of a Garage Bay to a Convenience Store & the addition of a Propane refilling station.

PURPOSE OF TRANSMITTAL:

☒ For Your Review By September 26, 2016

ENCLOSED:
- 1 Copy – Site Plan Waiver, Checklist, Application, Camden County Application
- 1 Copy – Site Plan Waiver
- 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- 1 Copy – Minor Subdivision Plan checklist, County Application
- 1 Copy – Preliminary & Final Major Site Plan Amended
- 1 Copy – Bargain & Sale Deed, Deed of Easement Access Agreement,Warrenty Deed
- 1 Copy – Stormwater Management Report & Operations & Maintenance Mauual
- 1 Copy – Architectural Floor & Elevation Plans
- 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering

TRAFFIC AN ISSUE WITH MORE CARS NOW IN + OUT.
SUGGESTION: CAN IT THEY MERGE IN WITH ACCESS RD
BEHIND STORE AND CLOSE OFF SICKLerville RD
ENTRANCE/EXIT? QUITE A MESS SOMETIMES WITH
2 EXIT/EXITS RIGHT THERE NEAR LIGHT.
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

ZONING

DATE: September 12, 2016
APPLICATION NO. 162058CU GSW

LOCATION: 585 Berlin Cross keys Road
Mohinders Gas, LLC

BLOCK: 18404 Lot: 1 & 2.01
ESCROW: ZONE: HC

TRANSMITTAL TO:

☐ Dave Carlamere
☐ Bach Associates
☐ Richard Wells, Esq.
☐ Planner

☐ Taxes & Tax Assessor
☐ Aqua Water Co.
☐ New Jersey America
☐ Fire District 1 2 3 4 5 6

☐ MUA
☐ Construction
☐ Traffic/Police
☐ GTEMS

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☐ 1 Copy – Architectural Floor & Elevation Plans
☐ 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering

9-14-16 Approved w/ Adjustments for B.E. Parking Signage

JMB 8-6-16
09/08/2016

Ken Lechner/ Zoning Board Of Adjustments,

I would like to respectfully request an extension on the time line for paving the parking lot on my property located at 1414 N Black Horse Pike Blackwood. I would like to have it done on or before April 30th 2017. Unfortunately this project has exceeded my initial cost analysis and I do not have the funding for the paving at this time. Thank you in advance for your understanding with this matter.

Yours Truly,

Bernie Wilson
October 17, 2016

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: The Shoppes at Gloucester Township (Blackwood Plaza)
    Preliminary and Final Site Plan – Administrative Amendment
    Block 13104, Lot 3
    Route 168 at Davistown Road
    Gloucester Township, Camden County, NJ
    Application No.: 092008CDPFSPl
    Our File No.: GX16010-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Plans entitled Revitalization & Expansion of ‘The Shoppes at Gloucester Twp,’
   prepared by Cape Engineering, LLC, dated October 9, 2016.
   a. Sheet 1 of 2, Alternate Site Plan;
   b. Sheet 2 of 2, Alternate Grade & Lighting Plan;

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

1. The project site is located on the southeast corner of Black Horse Pike (N.J.S.H.
   Route 168) and Davistown Road (C.R. 747) and is the current site of an existing
   shopping center known as Blackwood Plaza.

2. The site is known as Block 13104, Lot 3 as per the Tax Map of the Township
   of Gloucester.

3. The referenced tract consists of 9.5 acres with frontage on the Black Horse Pike
   (N.J.S.H. Route 168) and Davistown Road (C.R. 747).

4. The site is located within the Neighborhood Commercial (NC) District.
5. The project involves the rehabilitation and additions to the existing Blackwood Plaza shopping center building.

6. The applicant previously received approval in 2014 for a separate 6,990 square feet restaurant, a 1,952 square feet fast food restaurant (Dunkin Donuts) to be located between the Black Horse Pike and the existing shopping center building, and five areas of retail expansion to the existing building, totaling:

   Area 1 = 3,550 square feet;
   Area 2 = 1,000 square feet;
   Area 3 = 1,080 square feet;
   Area 4 = 504 square feet;
   Area 5 = 4,240 square feet;

   Total expansion of the existing building = 10,374 square feet.

7. The applicant is seeking to modify the proposed development, as follows:

   a. The 6,990 square foot restaurant is no longer proposed.

   b. The existing building configuration and businesses will be reconfigured.

      i. It does not appear that all of the expansion areas are labeled. This should be addressed.

      ii. The size of the proposed building should be compared to size of the building previously approved.

   c. Additional parking will be placed in the footprint of the previously proposed building.

   d. Other miscellaneous parking revisions are proposed as a result of the changes to the site layout.

      i. The alternative Site Plan includes 356 total parking spaces, as compared to 347 parking spaces provided in the original plan.

8. The applicant indicates that the parking spaces which will be placed in the footprint of the previously proposed restaurant are potentially temporary. Notes 2 and 3 on the Alternate Site Plan state:

   "within a one to two-year period, owner & engineer of shopping center will evaluate the actual need for parking capacity for the shopping mall."
If a smaller volume of parking is warranted, the owner will abandon the 113-car parking lot, and build the originally approved 7000 s.f. restaurant with 80-car parking capacity.

a. The applicant should confirm that the 113-space parking area will be constructed prior to the issuance of a C.O. for the shopping center.

b. The Board should consider requiring the applicant to provide an update to the Board on the parking analysis, prior to implementation of the "restaurant alternative."

9. The applicant is asking for an Administrative Amendment to address these revisions. We defer this issue to your office and the Board Solicitor.

10. The applicant should address the proposed changes with respect to the Township’s parking standards.

11. The proposed striping shown in the main parking area has been revised to facilitate cart return bins. As a result, there are two aisles in which the striping for the opposing parking stalls will no longer match. We recommend that the striping be revised to allow "pull through" parking stalls.

   a. It may be most appropriate to place the cart return stations within in a standard parking space, in case they are relocated or removed in the future. This should be reviewed.

12. There are handicap accessible parking spaces provided at the northern corner of the site, at the rear of the existing “Sam’s Bar” building. The applicant should review whether this is an appropriate location for the spaces, given the layout revisions.

13. The applicant should indicate whether the added parking area will be striped or contain a raised island.

14. Stop control should be added to the Site Plan to address uniform traffic control throughout the site, particularly along the southeast-northwest drive aisle bisecting the parking lot adjacent to the main building and the proposed 113-space parking lot.

15. It appears that the loading dock area associated with the main building is being modified and additional loading bays will be added. The applicant should review turning maneuvers in this area.
16. The applicant should review whether the proposed trash enclosures are adequate for the proposed operations, as a result of the tenant revisions.

17. Based on a site visit, trash and debris are accumulating within the overflow structure of Basin No. 1. A trash rack should be added to the structure.

18. The curbed landscape island located northwest of the Dunkin Donuts building previously proposed a handicap accessible access way through the island; however, it is no longer proposed. Based on a site visit, this access way is already installed. This should be addressed.

19. We recommend that the applicant add sections of sidewalk at the intersection of Davistown Road and the Black Horse Pike to facilitate access to the intersection.

20. The applicant should address the impact of the proposed development to stormwater management.

21. We reserve the right to provide further review based upon submission of additional materials and testimony.

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

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

James J. Mellett, P.E.
Associate

JMJ:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Blackwood Plaza, LLC, Applicant
Mr. Theodore Wilkinson, PE (via email)
October 4, 2016

Ken Lechner
Dept. Community Development
Gloucester Twp. Municipal Building
1261 Chews Landing Road
Clementon, NJ 08021

RE: Lot 3, Block 13104
Black Horse Pike and Davis Road

Dear Mr. Lechner:

I represent Blackwood Plaza, LLC, and am writing to respectfully ask to be placed on the Zoning Board agenda for October 26, 2016, to have an alternative plan considered for the previously approved site plan. Essentially the site improvements would stay unchanged except for additional parking and the retail space would be reorganized to expand the previously approved shop mart to about 37,610 square feet. The existing shop mart is about 23,485 square feet. The proposed Restaurant in area No. 7, which was previously approved, would be held in abeyance for now.

We will provide notice for the October 26th meeting. Please let me know if you need anything further to complete this request.

Sincerely,

Patrick F. McAndrew

cc: Mark Greco @ Blackwood Plaza LLC
Ted Wilkinson, PE
by email
October 10, 2016

Mr. Ken Lechner, PP, Community Development
Gloucester Township
1261 Chews Landing Road
Chews Landing, NJ

Re: Blackwood Plaza Site Expansion & Revitalization
   Proposed Alternate Site Plan – Major Shopping Mart
   Rt 168 @ Davistown Road
   Submission of Revised Alternate Site Plan & Grade/Lighting Plan

Dear Ken,

Please accept this letter as my submission of twenty (20) sets of the ‘Alternate Site Plan,’ consisting of two (2) sheets, for site work, grading and lighting, for the Blackwood Plaza.

These plans accurately depict the Developer’s Alternate Site Layout, to temporarily provide added parking facilities for a 37,000 s.f. major shopping mart, to be situated at the far left side of the original anchor building.

By copy of this letter, we are hand delivering one set of said plans to the ZBA Engineer, Churchill Engineers.

Thank you for your cooperation and call me with any issues, at 856-340-9920.

Sincerely,

[Signature]

Theodore Wilkinson, PE
Principal

cc: MLG Realty, Inc. (w/enc)