Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, November 9, 2016  
7:30 P.M.

Agenda

Salute to the Flag

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

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday,

RESOLUTIONS FOR MEMORIALIZATION

#162052C  
Edward Getley

#162056C  
Jeffrey Barachko

#162057C  
Joseph & Rosemarie Tabasco

#162060C  
Matthew Rosenhoover

#162062C  
Patricia Stergin

#092008CDPFSPa1  
The Shoppes at Gloucester Twp. (Blackwood Plaza)

Bulk C Variance
Block: 9302 Lot: 12

Bulk C Variance
Block: 11504 Lot: 15

Bulk C Variance
Block: 15821 Lot: 53

Bulk C Variance
Block: 5802 Lot: 1

Bulk C Variance
Block: 1202 Lot: 1

Alternate Plan – Final Major Site
Block: 13104 Lot: 3
**APPLICATIONS FOR REVIEW**

<table>
<thead>
<tr>
<th>Application #</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#162064C</td>
<td>Bulk C Variance</td>
</tr>
<tr>
<td>Michael Iannelli</td>
<td>Block: 10104 Lot: 14 Location: 13 Antientam Dr., Laurel Springs</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6’ white vinyl fence w/11’EOP2 setback</td>
</tr>
<tr>
<td>#162068C</td>
<td>Bulk C Variance</td>
</tr>
<tr>
<td>Kwok K. Lim</td>
<td>Block: 8703 Lot: 1 Location: 850 Somerdale Rd., Blackwood</td>
</tr>
<tr>
<td>Zoned: R3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Replacing 6’ wooden fence with Clay vinyl 6’ fence w/21’ F2 setback</td>
</tr>
<tr>
<td>#162069D</td>
<td>Use “D” Variance</td>
</tr>
<tr>
<td>Dollhouse Tattoo Parlour, LLC</td>
<td>Block: 1004 Lot: 2 Location: 703B Black Horse Pike, Glendora</td>
</tr>
<tr>
<td>Zoned: CR</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Tattoo Parlour &amp; Art Gallery from a store front</td>
</tr>
<tr>
<td>#162031DSPW</td>
<td>Use “D” Variance, Site Plan Waiver</td>
</tr>
<tr>
<td>Pat’s Industry, LLC</td>
<td>Block: 6502 Lot: 2 Location: 110 Black Horse Pike, Blackwood</td>
</tr>
<tr>
<td>Zoned: CR</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Impound Lot</td>
</tr>
<tr>
<td>#162058DSPW</td>
<td>Use “D” Variance/Site Plan Waiver</td>
</tr>
<tr>
<td>Mohinders Gas, LLC</td>
<td>Block: 18404 Lot: 1 &amp; 2.01 Location: 585 Berlin Cross Keys Rd., Sicklerville</td>
</tr>
<tr>
<td>Zoned: HC</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Proposed use continues as a gas station converting garage bays to a Convenience Store &amp; the addition of a Propane Refilling Station.</td>
</tr>
</tbody>
</table>

Meeting Adjourned
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162052C
Edward Getley
Block 9302, Lot 12

WHEREAS, Edward Getley is the owner of the land and premises located at 808 Wyngate Drive 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 200 sq. foot tool shed instead of the required 168 sq. feet and to have 2 sheds instead of the required 1 for the property located upon Block 9302, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Edward Getley is the owner of the land and premises located at 808 Wyngate Drive in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9302, Lot 12, 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 no basement and needs storage for personal items. The shed is 10’ x 20’ with a minimum 5’ rear setback and is on crushed stone and the existing shed is 8’ x 8’.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 10’ x 20’ shed with 5’ rear setback and to allow 2 sheds, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Edward Getley is hereby granted the aforesaid variances for the property located upon Block 9302, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Arlene Chiumento    Yes
Carman Scarduzzio   Yes
Andy Rosati         Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia    Vice 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 9th day of November, 2016.

Ken Lechner, Secretary

Prepared by:
ANThONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

APPLICATION # 162056C
Jeffrey Barachko
Block 11504, Lot 15

WHEREAS, Jeffery Brachko is the owner of the land and premises located at 104 Pine Street in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a porch addition 12’ from the front property line along Pine and 13’ from the front property line along Central Avenue instead of the required 30’ for the property located upon Block 11504, Lot 15, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Jeffery Barachko is the owner of the land and premises located at 104 Pine Street in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11504, Lot 15, 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 the existing porch is falling down and he is jacking up the roof and everything is remaining the same.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a porch with front yard setbacks of 12' and 13', the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Jeffery Barachko is hereby granted the aforesaid variances for the property located upon Block 11504, Lot 15 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia      Yes
Arlene Chiumento      Yes
Carman Scarduzzio     Yes
Andy Rosati           Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia     Vice 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 9TH day of November, 2016.

Ken Lechner, Secretary

Prepared by:

ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162057C
Joseph Tabasco
Block 15821, Lot 53

WHEREAS, Joseph Tabasco is the owner of the land and premises located at 47 Shelley Street in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a sunroom 9' x 12' x 24' and deck 12' x 12' with a 2.33' setback from the rear property line instead of the required 10' for the property located upon Block 15821, Lot 53, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Joseph Tabasco is the owner of the land and premises located at 47 Shelley Street in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 53, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statues 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 the yard is to short and this is the only location to construct the 9'x12'x24' sunroom and the 12'x12' deck. He stated there woods behind him and this would not interfere with his neighbors.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a sunroom and deck 2.33' from the rear property line, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Joseph Tabasco is hereby granted the aforesaid variance for the property located upon Block 15821, Lot 53 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

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frank Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Arlene Chiumento</td>
<td>Yes</td>
</tr>
<tr>
<td>Carman Scarduzzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Andy Rosati</td>
<td>Yes</td>
</tr>
</tbody>
</table>

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  Vice 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 9th day of November, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162060C
Matthew Rosenhoover
Block 5802, Lot 1

WHEREAS, Matthew Rosenhoover is the owner of the land and premises located at 2 Linden Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' high wooden fence 8' from the front property line along Locust Drive instead of the required 40' for the property located upon Block 5802, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Matthew Rosenhoover is the owner of the land and premises located at 2 Linden Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5802, Lot 1, 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 corner lot and he is replacing an old 4’ fence with a new 6’ fence.

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 with a front yard setbacks of 4’, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Matthew Rosenhoover is hereby granted the aforesaid variance for the property located upon Block 5802, Lot 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.
ROLL CALL:

LIST NAMES

Frank Simiriglia       Yes
Arlene Chiumento       Yes
Carman Scarduzzio      Yes
Andy Rosati           Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia       Vice 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 9TH day of November, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162062C
Patricia Stergin
Block 1202, Lot 1

WHEREAS, Patricia Stergin is the owner of the land and premises located at 1008 Central Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 216 sq. foot tool shed instead of the required 168 sq. feet and to have 2 sheds instead of the required 1 and to construct a 4’ and 6’ vinyl fence 1’ from front property line along 11th Avenue instead of the required 40’ for the property located upon Block 1202, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Patricia Stergin is the owner of the land and premises located at 1008 Central Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1202, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has no garage and needs storage for personal items. The shed is 12’ x 18’ and is on crushed stone and the existing shed is 10’x10’. The location of the fence is needed to keep as much property as needed within the confines of the yard.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 12’ x 18’ shed and to allow 2 sheds and to have a fence 4’ to 6’ from the front property line, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Patricia Stergin is hereby granted the aforesaid variances for the property located upon Block 1202, Lot 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.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Arlene Chiumento  Yes
Carman Scarduzzio  Yes
Andy Rosati  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  Vice 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 9TH day of November, 2016.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 092008CDPFSPa1
Blackwood Plaza, LLC
(The Shoppes at Gloucester Township)
Block 13104, Lot 3

WHEREAS, Blackwood Plaza, LLC (The Shoppes at Gloucester Township) is the owner of the land and premises located at Rt. 168 at Davistown Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Amended Site Plan to expand the previously approved development to expand the shopmart retail area to 37,000 sq. feet and create temporary parking of 133 spaces in the location of the formerly approved restaurant for the property located upon Block 13104, Lot 3, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by Patrick McAndrews Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 26, 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, Blackwood Plaza, LLC (The Shoppes at Gloucester Township) is the owner of the land and premises located at Rt. 168 at Davistown Road in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 13104, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an NC 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 Ted Wilkinson, a Professional Engineer, who explained the amendments to the site plan, namely the applicant is proposing to remove the restaurant and add 133 parking spaces in that location and to relocate the 37,000 sq. foot supermarket. The total parking spaces will now be 356 and the applicant agreed to come back to the Board if they put in the restaurant at a later date. The applicant also agreed as a condition of approval within 30 days of this meeting to remove old construction material and clean up the site so that the debris will not be seen by the nearby homes.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an amended site plan to add 133 parking spaces and to remove the restaurant, the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of October, 2016, the applicant Blackwood Plaza, LLC
(The Shoppes at Gloucester Township) is hereby granted the aforesaid Amended Site Plan for the property located upon Block 13104, 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 and conditioned upon the applicant cleaning up the site and returning to the Board in the event they decide to put back the restaurant.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Arlene Chiumento  Yes
Carman Scarduzzio  Yes
Andy Rosati  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  Vice 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 9TH day of November, 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 #162064C
Michael Iannelli
13 Antietam Drive
BLOCK, 10104LOT 14
DATE: October 18, 2016

The Applicant requests approval to 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>12,086.8 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Antietam Drive</td>
<td>75 ft.</td>
<td>111.27 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Constitution Road</td>
<td>75 ft.</td>
<td>125.71 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>130 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>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>Antietam Drive</td>
<td>30 ft.</td>
<td>35.6 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Constitution Road</td>
<td>30 ft.</td>
<td>23.9 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>11.6 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±49 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1 = 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 vinyl fence eleven (11) feet from the cartway along Constitution road (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:
From Section 425.C(3) to construct six (6) foot high vinyl fence eleven (11) feet from the cartway along Constitution Road (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Michael Iannelli
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - Name: Michael Ianneli
   - Address: 13 Antietam Drive
   - City: Laurel Springs
   - State, Zip: New Jersey, 08021
   - Phone: (856) 516-2260 Fax: (____)____
   - Email: mike.iannelli@codegreensolar.com

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

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

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

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

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

   - **Name of Attorney:** Dennis L. Riley
   - **Address:** 200 Golfview Drive
   - **City:** Blackwood
   - **Firm:** Law Office of Dennis L. Riley
   - **State, Zip:** New Jersey, 08012
   - **Phone:** (856) 232-3800 Fax: (856) 232-3880
   - **Email:** dennistrileyesa@gmail.com
6. Name of Persons Preparing Plans and Reports:

| Name: Tiffany A. Cuvio, PP, LLC | Name: __________________________ |
| Address: 7 Equestrian Drive | Address: __________________________ |
| Profession: Community Development and Planning | Profession: __________________________ |
| City: Galloway | City: __________________________ |
| State, Zip: New Jersey, 08205 | State, Zip: __________________________ |
| Phone: (609) 652-0271 Fax: (856) 912-4415 | Phone: (___) __ Fax: (___) __ |
| Email: TCuvio@verizon.net | Email: __________________________ |

7. Location of Property:

| Street Address: 13 Antientam Drive | Block(s): 10104 |
| Tract Area: __________________________ | Lot(s): 14 |

8. Land Use:

Existing Land Use: Residential with fence

Proposed Land Use (Describe Application): Seller provided buyer funds at closing to replace dilapidated old wooden fence with new fence in the exact place, location and height. 6' foot white vinyl fence, 11 ft setback E.O.R. 2

9. Property:

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

10. Utilities: (Check those that apply.)

X Public Water  X 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</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>11 ft</td>
<td>18 ft</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>18 ft</td>
<td>18 ft</td>
</tr>
<tr>
<td>Rear setback</td>
<td>37.1 ft</td>
<td>47 ft</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>23.9 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>11.6 ft</td>
<td>11.6 ft</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>95.56 ft</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>110 ft</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>12,066.8 S.F.</td>
<td>n/a</td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **Fence Application**
  - Setback from E.O.P.*1
  - Setback from E.O.P.*2
  - Fence type: vinyl
  - Fence height: 6 ft

- **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: measured from edge of water
  - R.O.W. = Right-of-Way
  - Setback = Measured from edge of pool apron

### 14. Parking and Loading Requirements: n/a

- 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

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10/03/2016</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>
17. Consent of Owner(s):

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

10/03/2016
Date

Michael Iannelli
Print Name

Carley K. Ferro, Attorney at Law, State of New Jersey
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 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 partnership, unit. 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).

10/03/2016
Date

Michael Iannelli
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 06/30/2016, shows and discloses the premises in its entirety, described as Block 10104 Lot 14, 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:
Michael Iannelli of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 3rd day of October, 2016 before the following authority:

Name of property owner or applicant
Notary public

4 of 4
GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID
   THIS SURVEY IS VALID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD
   INFORMATION FURNISHED, EXCEPT SUCH EXCISIONS OR STRUCTURES IF ANY MAY
   BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS
   THAT ARE NOT OPERATE DURING THE COMPLETION OF THIS SURVEY. THE SURVEY
   IS MADE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AS OF THE DATE OF THIS SURVEY. THE
   SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS
   SURVEY FOR ANY OTHER PURPOSES EXCLUDING BUT NOT LIMITED TO, USE OF THE
   SURVEY FOR SURVEY APPRAISAL, SALE OF PROPERTY, PERMIT APPLICATIONS OR
   ANY OTHER PERSON (OTHER THAN THE PARTIES FOR THE COMPLETION OF THIS SURVEY) IS
   RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEY IS ISSUED SOLELY TO
   THE PERSON NAMED PARTIES FOR THE COMPLETION OF THIS SURVEY. THE SURVEY IS
   NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS
   SURVEY FOR ANY OTHER PURPOSES EXCLUDING BUT NOT LIMITED TO, USE OF THE
   SURVEY FOR SURVEY APPRAISAL, SALE OF PROPERTY, PERMIT APPLICATIONS OR
   ANY OTHER PERSON (OTHER THAN THE PARTIES FOR THE COMPLETION OF THIS SURVEY) IS
   RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE SURVEY IS ISSUED SOLELY TO
   THE PERSON NAMED. SURVEY IS ISSUED SOLELY TO THE PERSON NAMED.

2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE
   REPRODUCED, ALTERED OR USED FOR ANY OTHER PURPOSES WITHOUT THE
   WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED
   THIS PLAN

3. I RESERVE THE RIGHT TO REUSE THIS SURVEY UPON RECEPTION OF A TITLE REPORT.

4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE
   PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY.
   NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER
   PURPOSE.

5. FIELD WORK COMPLETED ON: 3/21/18

6. BEING LOT 14, BLOCK: 126-V, ON MAP ENTITLED, "PLAN OF LOTS, GLEN OAKS,
   SECTION SEVEN", ONLY FILED ON MAY 8, 1909.

7. ISSUED TO:
   MICHAEL JANNELLI

SURVEY OF PROPERTY

FOR

BLOCK: 10104, LOT: 14

TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN
STATE OF NEW JERSEY

V & I Associates
LAND SURVEYING & LAND PLANNING
69 SOUTH WHITE HORSE Pike, Suite 101, BERLIN, NEW JERSEY, 08009
Telephone: (856) 767-6162 Fax: (856) 767-6106
CERT. OF AUTH. No: 2441828041100

FRANK A. INTESSIMONI
P.L.S LICENSE No: 31056
P.P. License No: 3490
N.J. PROFESSIONAL LAND SURVEYOR
N.J. PROFESSIONAL PLANNER

DRAWN BY: DNL
CHECKED BY: FAI
SHEET: 1 OF 1
DRAWING No: 18736

DATE: 3/22/16
SCALE: 1" = 1'

REVISION DATE
REVISION DESCRIPTION
DRAWN
REVIEW
APPROVED

2
6/30/16
SURVEY UPDATE

1
6/29/16
SURVEY UPDATE

-1
[Signature]
FL 12'8"
October 7, 2016

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

Re: Application #162064C
Michael Iannelli
13 Antientam Drive, Laurel Springs, NJ 08021
Block 10104, Lot 14

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
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 □ Cpl. Frank Pace

Signature:  

Date Submitted: 10/12/2016
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 Tameuti
Address: 13 Cottement Drive
Block: 10104 Lot: 14

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

Date 06/14

Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 4, 2016
APPLICATION No. #162064C

APPLICANT: MICHAEL IANNELLI
PROJECT No. 10863

BLOCK(S): 10104    Lot(S): 14

LOCATION: 13 ANTIENTAM DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL:
☐ X For Your Review.
☐ □ For Your Files.

Please Forward Report by OCTOBER 14, 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
☐ X Bulk (C) Variance
☐ Use (D) Variance

Signature

No Issues

10/3/16
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 4, 2016

APPLICANT: MICHAEL IANNELLI

APPLICATION No. #162064C

PROJECT No. 10863

BLOCK(S): 10104 Lot(S): 14

LOCATION: 13 ANTIENTAM DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. Please Forward Report by OCTOBER 14, 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

Bul 62

10-17-16 JTC Blas
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162068C
Kwok K. Lim
850 Somerdale Road
BLOCK 8703, LOT 1
DATE: October 24, 2016

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±35,719 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Somerdale Road</td>
<td>75 ft.</td>
<td>136.16 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Orchard Avenue</td>
<td>75 ft.</td>
<td>242.62 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>239.30 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Somerdale Road</td>
<td>30 ft.</td>
<td>n/p</td>
</tr>
<tr>
<td>Orchard Avenue</td>
<td>30 ft.</td>
<td>n/p</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/p</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/p</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1 = Scaled data.

n/a = Not applicable.
n/p = Not provided.
* = Variance required.

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

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

§425.C(3), Fences
1. To install a six (6) foot high vinyl fence twenty one (21) feet from the cartway along Orchard Avenue (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 six (6) foot high vinyl fence twenty one (21) feet from the cartway along Orchard 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: Kwok K. Lim
    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.: #162068

☐ Planning Board  ☐ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees $100  Project #10888

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

Escr. #15088  Escr. #15088

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Kwok K. Lim
Address: 850 Somerdale Rd  Blackwood  N.J. 08012
City:
State, Zip: N.J.  08012
Phone: (856)782-7460 Fax: (856)782-7460
Email: Suk Ping@Comast.Net

2. Owner(s) (List all Owners)

Name(s): Suk P. Lim (Wife)
Address: 850 Somerdale Rd
City: Blackwood
State, Zip: N.J. 08012
Phone: (856)782-7460 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>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

Name of Attorney: _____________________________
Address:____________________________________
City:_______________________________________
State, Zip:_________________________________
Phone: (____)______ Fax: (____)______ Email: ________________________________

Name of Attorney: _____________________________
Address:____________________________________
City:_______________________________________
State, Zip:_________________________________
Phone: (____)______ Fax: (____)______ Email: ________________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Kwok K. Lim</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 850 Somerdale Rd</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Retire</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: 856-782-7462 Fax: 609-969-8120</td>
<td>Phone: (<strong><em>) <em><strong>-</strong></em></em> Fax: (</strong><em>) <em><strong>-</strong></em></em></td>
</tr>
<tr>
<td>Email: Suk Ping @ Comcast.net</td>
<td>Email: ____________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 850 Somerdale Rd</th>
<th>Block(s): 8703</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: ______________________</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use: House

Existing Land Use: House Residential

Proposed Land Use (Describe Application): Replace 6th wood fence with 6th deep vinyl with 21st set back

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: __________________________</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: __________________________</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Condominium</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No</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>50 FT</td>
<td>Setback from E.O.P.*1</td>
<td>21 FT</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>21 FT</td>
<td>Setback from E.O.P.*2</td>
<td>21 FT</td>
</tr>
<tr>
<td>Rear setback</td>
<td>0</td>
<td>Fence type</td>
<td>VINYL</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>0</td>
<td>Fence height</td>
<td>6 FT</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Pool Requirements

- Setback from R.O.W.1
- Setback from R.O.W.2
- Setback from property line 1
- Setback from property line 2
- Distance from dwelling
  - Distance = measured from edge of water.
  - Setback = Measured from edge of pool apron.

Garage Application

<table>
<thead>
<tr>
<th>Garage Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

Shed Requirements

<table>
<thead>
<tr>
<th>Shed area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

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

15. Relief Requested:

- Check here if zoning variances are requested.
- 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]

10-19-16

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).

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-19-16</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this

<table>
<thead>
<tr>
<th>Day</th>
<th>Month</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>October</td>
<td>2016</td>
</tr>
</tbody>
</table>


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 partnership, until the names and addresses of the non-corporate stockholder and individual partner with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>10-19-16</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 8703 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.

<table>
<thead>
<tr>
<th>State of New Jersey, County of Camden:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kwek K. Lim</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Sworn and subscribed to On this day of</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 October</td>
</tr>
</tbody>
</table>

before the following authority.

<table>
<thead>
<tr>
<th>Michele Lyn Tregger ID # 2439109</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOTARY PUBLIC</td>
</tr>
</tbody>
</table>

Name of property owner or applicant:

<table>
<thead>
<tr>
<th>MICHELE LYNN TREGER</th>
</tr>
</thead>
<tbody>
<tr>
<td>STATE OF NEW JERSEY</td>
</tr>
<tr>
<td>Commission Expires October 1, 2018</td>
</tr>
</tbody>
</table>

4 of 4
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  Kim Lim + Pine Suk
Address  850 Somerdale Rd, Blackwood
Block  8703 Lot 1

10/19/16

Date

Maurine Bisa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

1261 Chews Landing-Clementon Rd., at Hiber Lane • P.O. Box 8, Blackwood, New Jersey 08012  
(856) 226-4000 • FAX (856) 374-3527 (Clerk) • FAX (856) 374-3528 (Finance)
www.glotwp.com
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 19, 2016

APPLICANT: KWOK K. LIM

APPLICATION No. #162068C

PROJECT No. 10888

BLOCK(S): 8703 Lot(S): 1

LOCATION: 850 Somerdale Rd 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.
- Please Forward Report by OCTOBER 29, 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

OK, fence replacement only.
No Issues.

10/19/16
<table>
<thead>
<tr>
<th>Application</th>
<th>Block</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>#162068C</td>
<td>8703</td>
<td>1</td>
</tr>
</tbody>
</table>

- X 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:
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lachner, PP, AICP, Director / Planner
Department of Community Development & Planning
RE: APPLICATION #162031DSPW Escrow #10487
Pat's Industry, LLC
BLOCK 6502, LOT 2
DATE: October 18, 2016

The Applicant requests use variance approval for "Storage of Impound Vehicles" and site plan waiver within the CR – Commercial Residential District. The project is located on the west side of the Black Horse Pike south of Brown Avenue.

Applicant: Pat's Industry, LLC, 44 Hyannis Avenue, Blackwood, NJ 08012 (telephone #215-203-0993).
Owner: Robert Holton, 44 Hyannis Avenue, Blackwood, NJ 08012 (telephone #215-203-0993).

I. INFORMATION SUBMITTED
1. Land Development Application Form and narrative dated 10/1216.
2. Sketch Plat as prepared.
4. Existing Conditions Plan, as prepared by Bach Associates, P.C. comprising one (1) sheet dated 10/07/16.

II. ZONING REVIEW
ZONE: Storage of Impound Vehicles is not a listed permitted use in the CR – Commercial Residential District (§414.B).

Section 414.F. CR – Commercial Residential District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>2.89 acres</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.) – split frontage</td>
<td>100 ft.</td>
<td>89.80 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>566.15 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

* 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.
Principal Building Minimum Yard Depths and Height Limitations

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>20 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>25 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Floor Area Ratio (max.)</td>
<td>0.25</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Parking Area Setback

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>In front of the building line</td>
<td>N. P.</td>
<td>yes</td>
</tr>
<tr>
<td>From side property line (min.)</td>
<td>15 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>From rear property line (min.)</td>
<td>15 ft.</td>
<td>&gt; 15 ft.</td>
</tr>
</tbody>
</table>

* Scaled data.

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. VARIANCE COMMENTS

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

§414.B, Permitted Uses
1. Storage of Impound Vehicles is not a listed permitted use in the CR - Commercial Residential District.

§414.F, Area, Yard, Height and Building Coverage
2. Lot frontage (split frontage): (89.80 ft. provided v. 100 ft. min. required).
4. Parking area (side): (0 ft. provided v. 15 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:

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

6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).
POSITIVE CRITERIA ("D1" use variance)
The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D1" variance:

a. Uses determined as not "inherently beneficial."
   i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
      1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
      2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
      3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

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

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

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS
The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
   a. Consistency of the proposed use with the criteria of the B-1 Mixed Business/Residential land use classification of the master plan.
2. Zoning
   a. Consistency of the proposed use with the CR—Commercial/Residential District and character of the built environment.
3. Use Variance
   a. Suitability of the subject property to accommodate the following components of the proposed use.
i. Use:
   1. The Applicant shall provide a description of the proposed use including but not limited to the following:
      a.) Hours of operation.
      b.) Maximum number, type (i.e., passenger, commercial, motorcycles, boats, trailers, etc.), and condition of vehicles to be stored.
      c.) Maintenance of vehicles, fluid removal, etc.
      d.) Storage of any other materials.
         i. A field inspection noted the storage of construction equipment and materials.

ii. Parking.
   1. The applicant shall address proposed parking for customers and vehicle deliveries.

iii. Turning movements.
   1. The applicant shall address site access and turning movements of towing vehicles.

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

4. Site Plan Waiver:
The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:
   a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways; means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."
   i. Should the Board approve the use variance and a site plan waiver, it's recommended a conditional of approval include appropriate time limits to complete the following minimum site improvements.
      1. A minimum 20-foot deep paved entrance drive consistent with the concrete apron for the adjacent GTMUA parcel.
      2. Repair of the corner post of the front chain link fence.
      3. Install vertical screening slats with top and bottom locking channels for the existing gate in tan color consistent with the existing screening slats.
      4. Provide a minimum of eight (8) evergreen trees, six (6) feet high and eight (8) feet on center along the southerly wood screening fence.
         a.) It's recommended to plant Leyland Cypress (Cupressocyparis leylandii) or similar evergreen tree variety.
      5. Provide a mixture of evergreen and ornamental trees, shrubs, and grasses along the front screening fence.
V. **LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

VI. **RECOMMENDATIONS**

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

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

cc: Pat's Industry, LLC
Dennis Riley, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers
# TOWNSHIP OF GLOUCESTER

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

### LAND DEVELOPMENT APPLICATION

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Pat’s Industry, LLC</td>
<td>Name(s): Robert Holton</td>
</tr>
<tr>
<td>Address: 44 Hyannis Avenue</td>
<td>Address: 44 Hyannis Avenue</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City: Blackwood</td>
</tr>
<tr>
<td>State, Zip: New Jersey 08012</td>
<td>State, Zip: New Jersey 08012</td>
</tr>
<tr>
<td>Phone: (215)203_0993 Fax: (____)</td>
<td>Phone: (215)203_0993 Fax: (____)</td>
</tr>
<tr>
<td>Email: <a href="mailto:patsautosalvage@aol.com">patsautosalvage@aol.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan
- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer’s Decision
- [ ] Bulk “C” Variance
- [ ] Use “D” Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement

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

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

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

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

<table>
<thead>
<tr>
<th>Name of Attorney: Dennis L. Riley, Esquire</th>
<th>Firm: Riley &amp; Shovlin, P.A.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 200 Golfview Drive</td>
<td>State, Zip: New Jersey, 08012</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>Phone: (856)232-3800 Fax:856332-3880</td>
</tr>
<tr>
<td>Email: <a href="mailto:dennisriley@aol.com">dennisriley@aol.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Candace Kanapue, PP, AICP</th>
<th>Name:</th>
<th>Anthony F. DiRosa, PE, PLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>304 White Horse Pike</td>
<td>Address:</td>
<td>304 White Horse Pike</td>
</tr>
<tr>
<td>Profession:</td>
<td>Professional Planner</td>
<td>Profession:</td>
<td>Engineer, Surveyor</td>
</tr>
<tr>
<td>City:</td>
<td>Haddon Heights</td>
<td>City:</td>
<td>Haddon Heights</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>New Jersey, 08035</td>
<td>State, Zip:</td>
<td>New Jersey, 08035</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 546-8611 Fax: 565-546-8612</td>
<td>Phone:</td>
<td>(856) 546-8611 Fax: 565-546-8612</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:ckanapue@bachdesigngroup.com">ckanapue@bachdesigngroup.com</a></td>
<td>Email:</td>
<td><a href="mailto:adirosa@bachdesigngroup.com">adirosa@bachdesigngroup.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 110 Black Horse Pike | Block(s): | 6502 |
| Tract Area: | 2 | Lot(s): | 2 |

8. Land Use:

Existing Land Use: vacant lot

Proposed Land Use (Describe Application): see attached

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>1</td>
<td>☑ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>☑ No</td>
<td>☑ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>☑ No</td>
<td>☑ Yes</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>N/A</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>N/A</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>N/A</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>N/A</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>50 Feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>± 390 Feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>≤ 3.0 Acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>N/A</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.

### 14. Parking and Loading Requirements:

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

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

### 15. Relief Requested:

- [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]

Robert Holton

5-17-2016

**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).

5-17-2016

Date

Sworn and Subscribed to before me this 17th day of May, 2016. (Year).

Robert Holton
Print Name

Judy A. McAlley
Notary Public of New Jersey
My Commission Expires 9/12/2016

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 it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

5-17-2016

Date

Robert Holton
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 6502 Lot 2, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Robert Holton of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Robert Holton
Name of property owner or applicant

Sworn and subscribed to On this 17th day of May, 2016 before the following authority.

Judy A. McAlley
Notary Public of New Jersey
My Commission Expires 9/12/2016
17. Consent of Owner(s):
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

Date: 6/29/16
Signature

Sworn and Subscribed to before me this 29th day of June, 2016.

Print Name
Signature

Robert Holton

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).

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

Robert Holton
22 Hyannis Avenue
Blackwood, NJ 08012

Date: 6/29/16

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of shows and discloses the premises in its entirety, described as Block 6502 Lot 2:
and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Robert Holton
of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to on this 29th day of June, 2016 before the following authority.

Notary public
State of New Jersey

JUN 30 2016
Gloucester Township
Community Development
P.O. Box 8
Blackwood, NJ 08012
Attn: Donna Barrett

Re: Pat's Industry Application
   Our File No. 10494-15-R

Dear Donna:

Sorry for the oversight as to the membership. It is a 100%. Please see the attached. If you need anything further please do not hesitate to contact our office.

Thank you in advance.

Sincerely,

RILEY & SHOVLIN, P.A.

[Signature]

DENNIS L. RILEY

DLR/lw
enc.

cc: Pat's Industry, LLC
The property in question is located at 110 Black Horse Pike. The current use is vacant lot, with a partial fence, temporary trailer, approximately (5) five vehicles. There is a stone area in the front portion of the lot. The rest of the property is comprised of a stream and wooded areas. It is zoned CR Commercial Residential and is approximately 2.89 acres. The lot is irregularly shaped, with frontage on Black Horse Pike (SR 168). Properties to the north and south are also zoned CR. Properties to the east and west are zoned R-3 Single Family Detached.

Permitted uses in the CR District do not include Impound yards. The proposed business will be part of a family run operation. The lot is proposed to be used for the temporary storage of impounded vehicles, which will be held for a maximum of (30) thirty days. The vehicles located on the property will be dropped off by tow truck operators employed by the owner of the impound yard. The yard area will be fenced in chain link fencing containing slats. Security lighting and cameras will be located around the property for (24) twenty-four hour protection and surveillance. The owner anticipates a monthly average rotation of (20) twenty to (40) forty cars, maximum. It will typically be lower than this. There will be no employees located on the site, this use is proposed to be a yard to hold vehicles for (30) thirty days or less.

This lot has a G.T.M.U.A. pumping station in the middle of it. Our proposed use is to let the applicant continue to use the lot as a storage facility (up to (30) thirty days) for cars towed there.
To Whom It May Concern:

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

Name: Robert J Halton
Address: 110 Black Horse Pike
Block: 0502 Lot: 2

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

Date: 10/07/16

Gloucester Township Tax Collector

[Signature]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 11, 2016

APPLICANT: MATT BRANDLEY

APPLICATION No. #162051C

BLOCK(S): 9203 Lot(S): 14

PROJECT No. 10720

LOCATION: 237 HINTON WAY, 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.
☐ For Your Files.

Please Forward Report by AUGUST 22, 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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2016
APPLICANT: PAT'S INDUSTRY, LLC
BLOCK(S): 6502 Lot(S): 2
LOCATION: 110 BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:
☐ Township Engineer  ☐ Zoning Board Planner
☐ Camden County Planning Board  ☐ Traffic Officer
☐ Taxes  ☐ Construction

STATUS OF APPLICATION:
☒ New Application – Use "D" Variance & Site Plan Waiver
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by JUNE 13, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelim. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

[Signature]

[Stamp: RECEIVED JUN 23 2016]
[Stamp: REVIEWED 6-25-16]
[Stamp: APPROVED]
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 26, 2016
APPLICANT: PAT'S INDUSTRY, LLC
APPLICATION No. #162031DSPW
PROJECT No. #10487

BLOCK(S): 6502 Lot(S): 2
LOCATION: 110 BLACK HORSE PIKE, 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 – Use “D” Variance & Site Plan Waiver
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by JUNE 13, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelimin. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

OK 66-16 JKL 5/16

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

Re: Application #162031DSPW  
Pat’s Industry, LLC  
110 Black Horse Pike, Blackwood, NJ 08012  
Block 6502, Lot 2

Gentlemen:

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

_We formally request, however, that automobiles for sale are not placed in the front of the property._

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
DATE: May 26, 2016

APPLICATION No. #162031DSPW

APPLICANT: PAT’S INDUSTRY, LLC

PROJECT No. #10487

BLOCK(S): 6502 Lot(S): 2

LOCATION: 110 BLACK HORSE PIKE, BLACKWOOD

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 – Use “D” Variance & Site Plan Waiver

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review: Please Forward Report by JUNE 13, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelim. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.

☐ Recycling Report

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

Signature: [Handwritten]

[Handwritten note]: Property is in a very high, tempestual traffic area. Entrance/exit of tow trucks, vehicles very difficult, especially during prime time. Needs to be dressed up or will be a junk yard right at RT 42 off ramp. Needs site plan.
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 13, 2016
APPLICATION No. #162031DSPW

APPLICANT: Pat's Industry, LLC
PROJECT No. #10487

BLOCK(S): 6502 Lot(S): 2
LOCATION: 110 Black Horse Pike, 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 – Use "D" Variance & Site Plan Waiver
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:
- For Your Review. Please Forward Report by October 24, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

015 10-17-16 Jim Blag - No Building Issues

Signature
TOWNSHIP OF Gloucester
Zoning Board Transmittal

DATE: October 13, 2016
APPLICANT: Pat's Industry, LLC
APPLICATION No. #162031DSPW
BLOCK(S): 6502 Lot(S): 2
PROJECT No. #10487
LOCATION: 110 Black Horse Pike, 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 – Use "D" Variance & Site Plan Waiver
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by October 24, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelim. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

THIS IS AN EXTREMELY DANGEROUS
AND HIGH TRAFFIC AREA, ESPECIALLY
WITH OFF RAMP (F... RT 42), AND FOLK TO
O.B.H.P. VISUAL STORAGE OF VEHICLES
COULD BE DETRIMENT TO AREA BUSINESSES.
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012  

Re: Application #162031DSPW  
Pat’s Industry, LLC  
110 Black Horse Pike, Blackwood, NJ 08012  
Block 6502, Lot 2

Gentlemen:

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

*We formally request, however, that automobiles for sale are not placed in the front of the property.*

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
October 21, 2016

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

Re: Mohinders Gas, LLC
Use Variance & Site Plan Waiver
Block 18404, Lots 1 & 2.01
585 Berlin Cross Keys Road
Gloucester Township, Camden County
Gloucester Application #162058DSPW
Our File No.: GX160121-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. A copy of a Township of Gloucester Zoning Board Transmittal dated October 12, 2016

B. A copy of a Township of Gloucester Land Development Application for Use Variance and Site Plan Waiver

C. A site sketch prepared by Chesmont Engineering dated November 30, 2015

D. Letters from the Township of Gloucester Township Police Traffic Safety Unit, Fire District # 5, Bureau of Fire Protection, Tax Collector & Municipal Utilities Authority

E. Site Plan Waiver Plans for “Mohinders Gas, LLC prepared by Gary R. Cavalier dated July 8, 2016 including:
   a. Cover Sheet
   b. Existing Conditions & Demolition Plan
   c. Site Plan Waiver
   d. Grading Plan
   e. Details
We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located on the northwesterly corner of the Berlin-Cross Keys Road (C.R. 689) and Sicklerville Road (C.R. 705).


3. The property contains a one-story masonry building with a four-bay service garage and office. There is also a canopy cover with four motor fuel dispensers and associated site improvements.

4. The site is known as Block 18404, Lots 1 & 2.01 and is approximately 1.22 acres.

5. The tract has approximately 117.80 feet of frontage along the Berlin-Cross Keys Road (C.R. 689) and 242.8 feet of frontage along Sicklerville Road (C.R. 705).

6. The lot is located within the Highway Commercial (HC) District.

7. The applicant is proposing a propane cylinder fill system area. It appears that pre-filled propane containers are currently sold on site.

8. The applicant is also proposing to convert the existing 2,190 square foot four-bay service/office building into a convenience store with an office.

9. Miscellaneous associated site improvements are also being proposed, including paving, sidewalk and striping immediately adjacent to the convenience store.

II. Use Variance

1. The property is located within HC District. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.

2. A convenience store combined with motor fuel dispensers are listed as a conditional use in the HC District. However, it appears that the site does not meet all the conditions listed under Section 416.D.5 of the Gloucester Township Land Development Ordinance (LDO). The applicant is therefore seeking a Use Variance.

3. The applicant should describe typical operations for the overall business and proposed cylinder fill system, i.e. hours of operation, amount of employees, etc.

4. The applicant should indicate whether automobile maintenance will continue to be performed on site.
5. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

7. We defer review of conformance with the conditional use standards and the area yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. The applicant is requesting a Site Plan waiver for this project.

2. We have reviewed the submitted plans and visited the site. The applicant is proposing minimal site improvements. The Board may wish to consider the Site Plan Waiver. However, we would recommend that the following items be addressed:

a. The applicant should address parking adequacy of the site. There appears to be 17 existing parking spaces, including one barrier free stall. According to the Land Development Ordinance the following parking requirements apply to the site:

   i. Convenience Stores require five parking spaces for each 1,000 square feet of store area; therefore, 11 parking spaces are required.

b. It appears that the on-site stormwater management system and basin have not been maintained. This should be reviewed and addressed.

c. The existing asphalt pavement and traffic striping are in poor condition. The applicant should, at a minimum, seal coat and restrripe the entire area.

d. The applicant should upgrade existing traffic signage that is in poor condition. All signage shall meet MUTCD standards. A note stating the same should be added to the plans.

e. The need for the existing vending machines should be reviewed.

f. The applicant should review the placement of the propane sales station and the vacuum/air stations. As proposed, they could affect the parking area for the convenience store.

g. We recommend that the proposed bollards associated with the propane sales station be placed behind the curb line.
h. The applicant should indicate if the existing sheds and storage areas associated with the auto repair facility will be removed from the site. This should be indicated on the plans.

i. There is limited site distance from the westerly driveway exiting onto Sicklerville Road (C.R. 705) looking west. Sight triangles should be added to the plan. The existing vegetation should be trimmed within the sight triangles.

j. We recommend that landscaping/shade trees be provided, consistent with adjoining commercial businesses.

k. Sidewalk is required along the entire frontage of the site. This should be addressed.

3. We defer review of the handicap accessible parking spaces and the barrier free access to the Construction Official.

4. The proposed application may need to be approved by the Camden County Planning Board. This should be reviewed.

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

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

Very truly yours,
Churchill Consulting Engineers

[Signature]

James J. Mellett, P.E.
Associate

JMM:th:jim
C: Gloucester Township Zoning Board Chairman and Members (via email)
   Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
   Ms. Alisa Ortiz, Gloucester Township Zoning Officer
   Mohinders Gas, LLC, Applicant (via email & mail)
   Mr. Mark Iaconelli, Jr., Esq. (via email)
   Mr. Gary Civalier, PE (via email)
TO: Zoning Board of Adjustment

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

RE: APPLICATION #162058DSPW Escrow #10789
Mohinders Gas, LLC
BLOCK 18404, LOTS 1 and 2.01

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 #866-234-7453).
- Engineer: Gary Civalier, PE, PLS, PP, Civalier Engineering & Surveying, 12 West Mantua Avenue, Wennonah, 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 Civalier 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></td>
<td></td>
</tr>
<tr>
<td>Berlin-Cross Keys Road</td>
<td>10 ft.</td>
<td>±37 ft.</td>
<td>enc</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.I(1), 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. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.
5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.
6. Construction of off-tract improvements as per §906, Off-tract Improvements Recapture.
7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.
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
# 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

Taxes Paid: Yes/No  (Initial)  
Fees: Project # 10789

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

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Mohinders Gas, LLC</td>
<td>Name(s): SEE ATTACHED</td>
</tr>
<tr>
<td>Address: 585 Berlin Crosskeys Road</td>
<td>Address:</td>
</tr>
<tr>
<td>City, State, Zip: Sicklerville, NJ, 08081</td>
<td>City:</td>
</tr>
<tr>
<td>Phone: 856-397-4334 Fax: 856-</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Email: <a href="mailto:speedgas24@gmail.com">speedgas24@gmail.com</a></td>
<td>Phone: 856- Fax: 856-</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Type of Application. Check as many as apply:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Informal Review ²</td>
</tr>
<tr>
<td>□ Minor Subdivision</td>
</tr>
<tr>
<td>□ Preliminary Major Subdivision ²</td>
</tr>
<tr>
<td>□ Final Major Subdivision</td>
</tr>
<tr>
<td>□ Minor Site Plan</td>
</tr>
<tr>
<td>□ Preliminary Major Site Plan ²</td>
</tr>
<tr>
<td>□ Final Major Site Plan</td>
</tr>
<tr>
<td>□ Conditional Use Approval ²</td>
</tr>
<tr>
<td>□ General Development Plan ²</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>4. Zoning Districts (Circle all Zones that apply)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ER</td>
</tr>
<tr>
<td>R1</td>
</tr>
<tr>
<td>R2</td>
</tr>
<tr>
<td>R3</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Attorney: Mark Iaconelli, Jr., Esq.</td>
</tr>
<tr>
<td>Address: 121 Johnson Road</td>
</tr>
<tr>
<td>City: Turnersville</td>
</tr>
<tr>
<td>Email: <a href="mailto:miaconelli@marcuslaw.net">miaconelli@marcuslaw.net</a></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Nehal Jhaveri, RA</th>
<th>Name: Civialer Engineering &amp; Surveying, inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 250 W. Main Street</td>
<td>Address: 12 West Mantua Avenue</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Moorestown</td>
<td>City: Wenonah</td>
</tr>
<tr>
<td>State, Zip: NJ, 08057</td>
<td>State, Zip: NJ, 08090</td>
</tr>
<tr>
<td>Phone: 856-234-7453 Fax: 856-282-1133</td>
<td>Phone: 856-464-0224 Fax: 856-464-0106</td>
</tr>
<tr>
<td>Email: <a href="mailto:njarchitects@gmail.com">njarchitects@gmail.com</a></td>
<td>Email: <a href="mailto:gary@civialer.comcastbiz.net">gary@civialer.comcastbiz.net</a></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 1 garage bay 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>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 2</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Condominium</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No</td>
</tr>
<tr>
<td></td>
<td>□ Yes</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>*E.O.P. = Edge Of Pavement.</td>
<td>NA</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>Pool Requirements</td>
<td>NA</td>
</tr>
<tr>
<td>Lot area</td>
<td>No Change</td>
<td>Setback from R.O.W.1</td>
<td>NA</td>
</tr>
<tr>
<td>Building height</td>
<td>No Change</td>
<td>Setback from R.O.W.2</td>
<td>NA</td>
</tr>
</tbody>
</table>

### Pool Requirements

- Setback from property line 1: NA
- Setback from property line 2: NA
- Distance from dwelling: NA
- Distance = measured from edge of water.
- Setback = Measured from edge of pool apron.

### Garage Application

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage area</td>
<td>NA</td>
</tr>
<tr>
<td>Garage height</td>
<td>NA</td>
</tr>
<tr>
<td>Number of garages</td>
<td>NA</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>NA</td>
</tr>
<tr>
<td>Number of stories</td>
<td>NA</td>
</tr>
</tbody>
</table>

### Shed Requirements

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td>NA</td>
</tr>
<tr>
<td>Shed height</td>
<td>NA</td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td>NA</td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td>NA</td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td>NA</td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td>NA</td>
</tr>
</tbody>
</table>

## 14. Parking and Loading Requirements:

- Number of parking spaces required: 11
- Number of parking spaces provided: 14
- Number of loading spaces required: 0
- Number of loading spaces provided: 0

## 15. Relief Requested:

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

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

## 16. Signature of Applicant

[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).

Date: 9/1/16

Signature: [Signature]

Print Name: Melissa L. Urbanski

Notary Public of New Jersey
My Commission Expires August 5, 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 it’s stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

Signature of Applicant: [Signature]

Print Name: Melissa L. Urbanski

19. Survey waiver certification:

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

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

State of New Jersey,
County of Camden:

______________________________
Sworn and subscribed to
On this _______ day of September, 20___ before the following authority.

______________________________
Name of property owner or applicant

Notary public:

Melissa L. Urbanski
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 #/62058 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: [Signature]
Date Submitted 9/26/16

RECEIVED
SEP 26 2016
September 26, 2016

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

RE: Application No. 16058CUMSPW
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 be 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

LOCATION: 585 Berlin Cross keys Road
Mohinders Gas, LLC

APPLICATION NO. 16.0588.CUMSPW

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 Agua Water Co.
O New Jersey America
O Fire District 1 2 3 4 5 6

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 – Architectural Floor & Elevation Plans
☐ 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering
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 (53 375 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, operared 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: Bronson O. I Free Holdings LLC
Address: 585 Crosskeys Rd
Block: 1840# Lot: 1  V 2.01

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

Date 9/19/14

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

Re: Application # 161078-CUMSPW-M
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
ZONING

DATE: September 12, 2016

LOCATION: 585 Berlin Cross keys Road
Mohinders Gas, LLC

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 6
O MUA
O Construction
O Traffic/Police
O GTEMS

APPLICATION NO. 161058CUSPW
BLOCK: 18404 Lot: 1 & 2.01
ESCROW: ZONE: HC

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,Warrenty Deed
☐ 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'T THEY MERGE IN WITH ACCESS RD
BEHIND STORE AND CLOSE OFF SICKLEVILLE RD
ENTRANCE/EXIT? QUITE A MESS SOMETIMES WITH
2 ENTS/EXTS RIGHT THERE NEAR LIGHT

"Phil" 9/15/16
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL
ZONING

DATE: September 12, 2016  APPLICATION NO. 161058CU SPW
LOCATION: 585 Berlin Cross keys Road  BLOCK: 18404  Lot: 1 & 2.01
Mohinders Gas, LLC  ESCROW: ZONE: HC

TRANSMITTAL TO:
O Dave Carlamere  O Taxes & Tax Assessor  O MUA
O Bach Associates  O Aqua Water Co.  O Construction
O Richard Wells, Esq.  O New Jersey America  O Traffic/Police
O Planner  O Fire District 1 2 3 4 5 6  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, Warrenty Deed
☐ 1 Copy – Architectural Floor & Elevation Plans
☐ 1 Copy – Atlantic City Electric, South Jersey Gas, Brick Engineering

9-14-16 Approved w/ Adjustments for B.F. Parking Signage
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: APPLICATION #162069D Escrow ##10889
DOLLHOUSE TATTOO PARLOUR, LLC
BLOCK 1004, LOT 2

DATE: November 1, 2016

The Applicant requests use variance approval for a tenant fit-up for a “Tattoo studio and art
gallery” within the CR – Commercial Residential District. The project is located on the
southwest corner of the Black Horse Pike and Eighth Avenue.

I. ZONING REVIEW
ZONE: A Tattoo Parlour is not a listed permitted use in the CR – Commercial
Residential District [§414.B].

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>0.20 acres</td>
<td>enc</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td>217.06 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Black Horse Pike</td>
<td>100 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Eighth Avenue</td>
<td>100 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>125 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>n/p</td>
<td>---</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>20 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>25 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Floor Area Ratio (max.)</td>
<td>0.25</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Parking spaces</td>
<td>5 spaces/service bay</td>
<td>15 spaces</td>
<td>n/p</td>
</tr>
</tbody>
</table>

enc = Existing non-conformance.
n/p = Not provided.
II. VARIANCE COMMENTS

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

§414.B. Permitted Uses ("D1" – use variance)

1. Tattoo parlour, which is not a listed permitted use in the CR –Commercial Residential District [§414.B].

POSITIVE CRITERIA ("D1" use variance)

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

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1).
   a. Uses determined as not "inherently beneficial."
      i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
   b. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

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

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

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

1. Master Plan
   a. Consistency of the proposed “Tattoo studio and art gallery” with the criteria of the following Mixed Business/Residential (B-1) land use classification of the master plan.

   “The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot.”

2. Zoning
   a. Consistency of the proposed “Tattoo studio and art gallery” with the CR -Commercial Residential District and character of the built environment.

3. Use Variance
   a. The Applicant shall provide testimony addressing the “Tattoo studio and art gallery” use including but not necessarily limited to the following:
      i. A description of proposed business operations such as number of employees, hours of operation, etc.
      ii. The number and location of any parking spaces to accommodate the proposed use.
      iii. Location and measures for trash disposal and recycling.
IV. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.
4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:55D-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.

V. RECOMMENDATIONS

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

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

cc: Dollhouse Tattoo Parlour, LLC
David A. Thatcher, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers
**TOWNSHIP OF GLOUCESTER**
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

**For Office Use Only**
Submission Date: __________ Application No. #4/2069D

- Planning Board
- Zoning Board of Adjustment

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

**LAND DEVELOPMENT APPLICATION**

**1. Applicant**
Name: Dollhouse Tattoo Parlour, LLC
Address: 600 Glover Drive
City: Runnemede
State, Zip: NJ 08078
Phone: __________ Fax: __________ Email: ncauletto@gmail.com

**2. Owner(s) (List all Owners)**
Name(s): The Sports Outlet, Inc.
Address: 330 Black Horse Pike
City: Glendora
State, Zip: New Jersey 08029
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

**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>CCR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>OR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>PR</td>
<td>NVBP</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>GI</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

Name of Attorney: David A. Thatcher, Esq.
Address: 128 Ganttown Road
City: Turnersville

Firm: Thatcher Passarella, P.C.
State, Zip: NJ 08012
Phone: __________ Fax: __________
Email: dthatcher@thatchorphassarella.com
# 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.: D2006GD
- Taxes Paid Yes/No: (Initial)
- Planning Board
- Zoning Board of Adjustment
- Fees: ______
- Project #: ______

---

**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong>: Dollhouse Tattoo Parlour, ILC</td>
<td><strong>Name(s)</strong>:</td>
</tr>
<tr>
<td><strong>Address</strong>: 600 Glover Drive</td>
<td><strong>Address</strong>:</td>
</tr>
<tr>
<td><strong>City</strong>: Runnemede</td>
<td><strong>City</strong>:</td>
</tr>
<tr>
<td><strong>State, Zip</strong>: NJ 08078</td>
<td><strong>State, Zip</strong>:</td>
</tr>
<tr>
<td><strong>Phone</strong>: (609)350-3267 Fax: (__)</td>
<td><strong>Phone</strong>: (<strong>) Fax: (</strong>)</td>
</tr>
<tr>
<td><strong>Email</strong>: <a href="mailto:ncauletto@gmail.com">ncauletto@gmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

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

- **Name of Attorney**: David A. Thatcher, Esq.  
- **Address**: 128 Ganttown Road  
- **City**: Turnersville  
- **Firm**: Thatcher Passarella, P.C.  
- **State, Zip**: NJ 08012  
- **Phone**: 8562323270  
- **Fax**: 8562327818  
- **Email**: dthatcher@thatcherpassarella.com
6. Name of Persons Preparing Plans and Reports:

Name: ____________________________
Address: __________________________
Profession: _________________________
City: _______________________________
State, Zip: _________________________
Phone: (__) - ___ Fax: (__) - ________
Email: ______________________________

Name: ____________________________
Address: __________________________
Profession: _________________________
City: _______________________________
State, Zip: _________________________
Phone: (__) - ___ Fax: (__) - ________
Email: ______________________________

7. Location of Property:

Street Address: 703B Black Horse Pike
Tract Area: _________________________
Block(s): 1004 Lot(s): ___________

8. Land Use:

Existing Land Use: Vacant Store Front
Proposed Land Use (Describe Application): See attached "Project Description"

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. Lease Agreement/Project Description/Survey

12. List Previous or Pending Applications for this Parcel: None

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></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:
- Number of parking spaces required: ________
- Number of parking spaces provided: ________
- Number of loading spaces required: ________
- Number of loading spaces provided: ________

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

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

### 16. Signature of Applicant

- Signature of Applicant: 
  - Signature: [Signature]
  - Date: 10/20/16

- 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).

10/18/16

Date

FRANK DiTILLIO

Print Name

Signature

DOLores DiTILLIO

Print Name


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

10/20/16

Date

Nicole Auletto

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/30/2016, shows and discloses the premises in its entirety, described as Block 1004 Lot 8, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

Sworn and subscribed to this 20th day of October, 2016 before the following authority.

Nicole Auletto

Name of property owner or applicant

Ruth A. Durning

Notary Public

STATE OF NEW JERSEY

COUNTY OF CAMDEN

Nicole Auletto, of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.
DESCRIPTION OF APPLICATION

Applicant, Dollhouse Tattoo Parlour, LLC, seeks use variance approval to operate a tattoo studio and art gallery from a storefront located at 703B Black Horse Pike, Glendora, New Jersey.

The property is located in the CR Zoning District in which tattoo establishments are not specifically authorized.

The sole principal member of Dollhouse Tattoo Parlour, LLC, Nicole Auletto, is licensed by the Camden County Department of Health as a licensed tattoo artist (copy of license attached) and will be the owner and operator of this business. There will be a total of four employees each of whom is also licensed to perform tattoos.

The business hours of operation will be from 9:00 a.m. to 9:00 p.m., Monday through Sunday. Ms. Auletto does not want to be open any later than 9:00 p.m. so as to discourage undesirable elements from frequenting her business. Almost all customers are by appointment only which will further discourage bad elements.

The store will include an art gallery in the front/reception area with tattoo facilities in the rear. Ms. Auletto wants to create a brighter, more positive environment for her tattoo establishment in an effort to distance her business from the negative stigma usually associated with traditional tattoo establishments.
Lease Agreement

This new agreement goes into effect to Dec., 31st, 2018

Between Dollhouse Tattoo Palour, LLC and Frank and Dolores Ditillio, his wife referred to as landlord.

To lease store located at 703-B Black Horse Pike, Glendora, NJ 08029

Approx. 2,500 sq. feet together with common area

All workers of center must park in Glendora Fire parking lot.

Term of lease - 36 mos.

1st Year 2,000.00 per mo. Jan 1st, 2017 to Dec., 31st 2017
2nd Year 2,000.00 per mo. Jan 1st, 2018 to Dec., 31st 2018
3rd Year 2,100.00 per mo. Jan 1st, 2019 to Dec., 31st, 2019

2 Year option - must notify 2 months before end of lease

4th Year 2,150.00 per month Jan 1st, 2020 to Dec 31st 2020
5th Year 2,250.00 per month Jan 1st, 2021 to Dec., 31st, 2021

**If we have increases in above costs tenant will pay share

Snow removal 25% of cost
Water Municipal Sewage, and County Sewage Your portion of cost
Property taxes, insurance increases, parking increases, etc.

All employees must park across Highway (Black Horse Pike) Fire Dept. parking lot
Landlord will replace heating and air with new unit if needed

And put down new floor

Money due at signing - (1) month security deposit --- $2,000.00
(1st month rent) ------ $2,000.00
Last month rent ------ $2,000.00

$6,000.00 total due

__________________________
FRANK DITILLIO, SR

__________________________
DOLORES DITILLIO

__________________________
TELENT

__________________________
Nicole Auletto
Pres. Dollhouse Tattoo Palour

__________________________
Tenant

WITNESSED BY ____________________________

DATE -------------------

LEASES 2015/cdr
CERTIFICATE OF INCORPORATION
d of
The Sports Outlet, Inc.

The undersigned individual, being at least 18 years of age and acting as the sole incorporator of the corporation being organized hereby (the "Corporation") pursuant to the New Jersey Business Corporation Act (the "Act"), hereby certifies as follows:

ARTICLE I
CORPORATE NAME

The name of the Corporation is The Sports Outlet, Inc.

ARTICLE II
PURPOSE

The purpose for which this Corporation is organized is to engage in any activity within the purposes for which corporations may be organized under the Act.

ARTICLE III
REGISTERED AGENT AND OFFICE

The name of the initial registered agent is c/o Adam M. Kotlar, Esquire. The address at which the registered agent can be reached is at 1913 Greentree Road, Cherry Hill, New Jersey 08003.

ARTICLE IV
STOCK

The aggregate number of shares which the Corporation shall have authority to issue is 1,000.

ARTICLE V
BOARD OF DIRECTORS

The first Board of Directors shall consist of two Directors:

Frank DiTillio, 330 Black Horse Pike, Glendora, New Jersey 08029
Delores DiTillio, 330 Black Horse Pike, Glendora, New Jersey 08029.

ARTICLE VI
INCORPORATOR

The name and address of the Incorporator is Adam M. Kotlar, Esquire, 1913 Greentree Road, Cherry Hill, New Jersey 08003.

ARTICLE VII
DURATION

The duration of the Corporation is perpetual.

In witness whereof, this Certificate has been signed by ___ day of April 1996.

Signature: Adam Kotlar
To Whom It May Concern:

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

Name: Franky DeLores DiTillo
Address: 103 Black Horse Pike
Block: 1004 Lot: 2

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

Date

Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 24, 2016

APPLICANT: DOLLHOUSE TATTOO PARLOUR, LLC

APPLICATION No. #162069D

BLOCK(S): 1004
Lot(S): 2

LOCATION: 703B BLACK HORSE PIKE. GLENDORA, NJ 08029

PROJECT No. #10889

TRANSMITTAL TO:

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

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

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

STATUS OF APPLICATION:
☒ New Application – Use “D” Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by NOVEMBER 4, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
1 Copy - Major Subdivision - Prelim. 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.
ossip
Recycling Report

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

No Issues. Helps vacant area. Should be kept clean. Signage to a minimum.

Signature

10/24/16
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: October 24, 2016
APPLICATION No. #162069D

APPLICANT: DOLLHOUSE TATTOO PARLOUR, LLC
PROJECT No. #10889

BLOCK(S): 1004
Lot(S): 2

LOCATION: 703B BLACK HORSE PIKE, 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 – Use “D” Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by NOVEMBER 4, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelim. Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

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

Re: Application #162069D  
Dollhouse Tattoo Parlour, LLC  
703B Black Horse Pike, Glendora, NJ 08029  
Block 1004, Lot 2

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