Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, November 23, 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, October 26, 2016

RESOLUTIONS FOR MEMORIALIZATION

#162064C   Bulk C Variance
Michael Iannelli  Block: 10104 Lot: 14

#162068C   Bulk C Variance
Kwok K. Lim  Block: 8703 Lot: 1

#162069D   Use “D” Variance
Dollhouse Tattoo Parlour, LLC  Block: 1004 Lot: 2

#162058DSPW  Use “D” Variance/Site Plan Waiver
Mohinders Gas, LLC  Block: 18404 Lot: 1 & 2.01
# APPLICATIONS FOR REVIEW

<table>
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<tr>
<th>Application ID</th>
<th>Description</th>
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<tbody>
<tr>
<td>#162070C</td>
<td>Bulk C Variance&lt;br&gt;Block: 15814 Lot: 6&lt;br&gt;Location: 12 Michael Rd., Sicklerville</td>
</tr>
<tr>
<td>#162067C</td>
<td>Bulk C Variance&lt;br&gt;Block: 1704 Lot: 24&lt;br&gt;Location: 430 Huntington Ave., Glendora</td>
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<tr>
<td>#162047CDPMFMS</td>
<td>Prelim/Final Major Site Plan&lt;br&gt;Block: 13305/13307 Lot: 1-2-3; 5&lt;br&gt;Location: 1320/1340 Blackwood Clementon Rd&lt;br&gt;700 Plaza Dr., Clementon</td>
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Meeting Adjourned
GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 26, 2016

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday September 28, 2016.

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

Roll Call:

Mrs. Chiumento Yes
Mr. Rosati Yes

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

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

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

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

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

A motion to approve the above mentioned resolutions was made by Mr. Rosati and seconded by Mrs. Chiumento.
APPLICATIONS FOR REVIEW

#162052C
Edward Getley
Zoned: R3
Bulk C Variance
Block: 9302 Lot: 12
Location: 808 Wyngate Rd., Somerdale
2nd shed 10' x 20' x 11'5" w/approx. 5' setback

Mr. Costa swears in Mr. Edward Getley.
Mr. Getley states he doesn't have a basement and they have accumulated a lot of things: snow blower, lawn mower etc.... The 10' x 20' shed will be on crushed stone replacing a 8' x 8' shed.
Mr. Lechner states Mr. Getley will need a construction permit and the shed may need footings. Mr. Lechner explains the 45 day resolution to appeal.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Mr. Scarduzio
Mrs. Chiumento
Mr. Rosati
Chairman Simiriglia

Application Approved.

#162056C
Jeffery Barachko
Zoned: R3
Bulk C Variance
Block: 11504 Lot: 15
Location: 104 Pine St., Blackwood
Rebuild structure & decking 33'5" x 15' w/12' F1; 13' F2 setbacks

Mr. Costa swears in Mr. Jeffrey Barachko.
Mr. Barachko states the porch is already there and I'm trying to repair it. He's keeping the same roof for flooring.
Mrs. Chiumento asks if the dimensions are exactly the same as on the plan.
Mr. Barachko states "Yes".

Open to Public:
No Comments:
A motion to approve the above mentioned application was made by Mr. Rosati and seconded by
Mr. Scarduzio.

Roll Call:
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Chairman Simiriglia  Yes

Application Approved.

#162057C
Joseph & Rosemarie Tabasco
Zoned: SCR
Bulk C Variance
Block: 15821 Lot: 53
Location: 47 Shelly St., Sicklerville
Sunroom 9' x 12' x 24'; Deck 12' x 12' w/2' 33'' Rear & 8' x 5'' side setbacks

Mr. Costa swears in Mr. Joseph & Rosemarie Tabasco.
Mr. Tabasco states if he followed the ordinance he would have a 4' deck. The woods are behind.
him and he would like to surround the house w/ the deck along side the home.
Mr. Lechner states he has a letter from the building sub code official. A fire wall is necessary for the
sunroom; which is understandably difficult to do as the room has glass walls. The
official states he will have to vary the code for this application.
Mr. Mellett states make sure the run off is not on your neighbors property.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:
Mr. Scarduzio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Chairman Simiriglia  Yes

Application Approved.

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

Mr. Costa swears in Mr. Matthew Rosenhoover.
Mr. Rosenhoover states he has a corner property and the side of his home is not really the front. He has a variance for a 4' fence but would like a 6' fence now in the same spot for privacy from the corner. A lot of corner properties in his development have their fences the same way.

Mr. Mellett states there are no site implications.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

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<td>Mrs. Chiumento</td>
<td>Yes</td>
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<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
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<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
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Application Approved.

#162062C
Patricia Stergin
Zoned: R4
Bulk C Variance
Block: 1202 Lot: 1
Location: 1008 Central Ave., Glendora
18' x 12' x 9' 10" wood/vinyl storage shed w/10' rear - 13' F2 setback; 6' to 4' vinyl fence w/11' F2, 6' to 4' fence has 1' setback to EOP2

Mr. Costa swears in Mr. Michael and Mrs. Patricia Stergin.
Mr. Stergin states the shed is 12' x 18' 216 sq. ft., it will be used for storage because they have no garage. The shed (10' x 10') in the back now is "packed". They are trying to keep as much property in the backyard as possible and keep the shed inside the fence too (for security). The 4' fence will be across the front of the house on Central Ave./corner lot 50' x 200'.

Mr. Mellett states he has reviewed the plan and there are no site implications/11th Ave. has a stop control.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

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<td>Mr. Rosati</td>
<td>Yes</td>
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<tr>
<td>Chairman Simiriglia</td>
<td>Yes</td>
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Application Approved.
Mohinders Gas, LLC
Zoned: HC
Use "D" Variance/Site Plan Waiver
Block: 18404 Lot: 1 & 2.01
Location: 585 Berlin Cross Keys Rd.
Proposed use continues as a gas station converting garage bays to a Convenience Store & the addition of a Propane Refilling Station.

The above application has been postponed and re-advertisement is required.

Bernie Wilson
Zoned: CR
Extension - Minor Site Plan
Block: 5403 Lot: 11
Location: 1414 Blackhorse Pike
Auto Repair & Towing

Mr. Wilson is not in attendance.
Mr. Lechner states he had postponed a court appearance for Mr. Wilson for 2 more weeks with the understanding he would be at this zoning meeting. The site plan has not been submitted.

A motion to DENY (extension) the above mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Mr. Scarduzio
Mrs. Chiumento
Mr. Rosati
Chairman Simiriglia

Yes to Deny
Yes to Deny
Yes to Deny
Yes to Deny

Extension Denied.

The Shoppes at Gloucester Township (Blackwood Plaza)
Zoned: NC
Alternate Plan- Final Major Site
Block: 13104 Lot: 3
Location: Rt. 168 @ Davistown Rd.
Expansion of shopping Center.

Mr. Costa swears in: Ted Wilkinson (PE) and Mr. Mark Greco (owner/applicant).
Mr. Pat McAndrew (Esq.) introduces the application with Mr. Wilkinson.
Mr. Wilkinson highlights the changes to the plan. The request is to complete an amendment to the original site plan. Another large supermarket is a possibility so they want to expand the parking in front of the store. Remove the restaurant pad and add parking/113 parking stalls will be developed from the pad. They would like to see how the space will be utilized and come back to the board if the restaurant could be added back into the mall. Enlargement of the store is already in the previous application although it is a little larger than originally planned. Shopping Mart will be 37,000 sq., ft. with 113 parking stalls.

Mr. Melleutt states there are 356 parking stalls when previously there were 347 parking stalls.
Mr. Wilkinson states the parking stalls will be 9’ to 10’.
Mr. Lechner questions the 330 parking stalls.
Mr. Wilkinson states there will be 350 parking stalls with 343 of them being in front of the supermarket.

Mr. Mellett states that gives them 9 more parking stalls.

Mr. Lechner states the total of 374 parking stalls were required by ordinance and there are going to be 356 parking stalls; they are 18 stalls short.

Vice Chairman Simiriglia states there are 356 total parking stalls now and if the restaurant is added there will only be 321.

Mr. Wilkinson states they will need 67 parking stalls for the restaurant.

Mr. Lechner states they will have to come back if they want to add the restaurant back into the plan.

Mr. Greco agrees it is a “cleaner approach” to come back before the board if they decide to add the restaurant.

Mr. Mellett discusses miscellaneous items and the parking lot; it is confirmed the applicant will parking with striping and get rid of the bumper plans.

- put cart returns in standard width; handicap parking in the rear of Sam’s bar.

Mr. Wilkinson states there are 3 stores on the side that will need the handicap parking but they will review and relocate if necessary.

Mr. Mellett discusses stop controls being added to be consistent on every corner in the parking lot; and the expansion of the loading dock.

Mr. Wilkinson states there will be 3 bays on the loading dock.

Mr. Mellett states the maneuvering of trucks will be reviewed and the trash enclosures adequacy will also be reviewed.

Mr. Wilkinson states there will be a trash compactor and a double wide trash enclosure.

Mr. Mellett states there is debris in the outlet structure of the basin; a trash rack is needed.

Mr. Wilkinson agrees with the trash rack.

Mr. Mellett recommends adding a section of sidewalk to the Black Horse Pike intersection.

Mr. Wilkinson states there is a historic drain system in the way of the sidewalk. The DOT may own it.

It is buried in the grass; maybe the township can help us because it’s in the right of way.

Mr. Mellett states all the corners need to have crosswalks.

Mr. Wilkinson states the piping system in the old inlet is just covered with plywood and it needs to be addressed. The sidewalk is no problem once the old inlet is addressed.

Mr. Mellett states Remington and Vernick is inspecting on the site during construction and they will help address the inlet issue.

Mr. Rosati asks how long the plywood has been there.

Mr. Wilkinson states maybe 20 years; he’s not sure if it’s state or township owned.

PUBLIC PORTION:

Mr. Charles Incarville; 217 Davistown Rd.,
- Mr. Incarville states he has a nice house and it’s like living in a third world country. The weeds are awful on the lot and he’s called the Mayor’s office 4 times about the situation. The lot maintenance is terrible.

Mr. Wilkinson states the debris has been there for 6 months and he will personally make sure it is removed. The construction manager has been in North Jersey on another job and not doing is due diligence when it comes to this construction site.

Vice Chairman Simiriglia states the board will make the clean up of the lot a condition of approval.

Mr. Costa states they will have 30 days to clean up the construction site.

Mr. Wilkinson has no problems with the boards’ conditions and will get the site cleaned up.

A motion to approve the above mentioned application with the following conditions: come back for restaurant approval 30 days to clean up the construction site was made by Mr. Scarduzio and seconded by Mrs. Chiumento.
Roll Call:

- Mr. Scarduzio  Yes
- Mrs. Chiumento  Yes
- Mr. Rosati  Yes
- Chairman Simiriglia  Yes

Application Approved.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosati.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162064C
Michael Iannelli
Block 10104, Lot 14

WHEREAS, Michael Iannelli is the owner of the land and premises located at 13 Antietam Drive in the Laurel Springs 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' fence 0' from the cart way along Constitution Road instead of the required 40' for the property located upon Block 10104, Lot 14, 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 November 9, 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, Michael Iannelli is the owner of the land and premises located at 13 Antietam Drive in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10104, Lot 14, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified the old fence is falling down and he is replacing the old fence with a new 6’ vinyl fence in the exact same spot.

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of November, 2016, the applicant Michael Iannelli is hereby granted the aforesaid variance for the property located upon Block 10104, Lot 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia       Yes
Kevin Bucceroni       Yes
Michelle Scully        Yes
Andy Rosati           Yes
Jay McMullin           Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin           Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd 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 # 162068C
Kwok K. Lim
Block 8703, Lot 1

WHEREAS, Kwok K. Lim is the owner of the land and premises located at 850 Somerdale Road in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6’ fence 21’ from the cart way along Orchard Avenue instead of the required 40’ for the property located upon Block 8703, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 9, 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, Kwok K. Lim is the owner of the land and premises located at 850 Somerdale Road in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8703, 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 is replacing the 35 year old fence with a new 6’ vinyl fence in the exact same spot.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th day of November, 2016, the applicant Kwok K. Lim is hereby granted the aforesaid variance for the property located upon Block 8703, 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
Kevin Bucceroni  Yes
Michelle Scully  Yes
Andy Rosati  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd 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 # 162069D
Dollhouse Tattoo Parlour, LLC
Block 1004, Lot 2

WHEREAS, Dollhouse Tattoo Parlour, LLC is the tenant of the land and premises located at 703B Blackhorse Pike 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 Tattoo studio within the CR-Zone and such Use is not permitted for the property located upon Block 1004, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by David Thatcher Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 9, 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, Dollhouse Tattoo Parlour, LLC is the tenant of the land and premises located at 703B Blackhorse Pike in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1004, Lot 2, on the Official Tax Map of the Township of Gloucester, located in a CR 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 Nicole Auletto who is a licensed Tattoo artist and owner of the business. She testified that she looked at other locations in the Township and none were acceptable because of proximity to similar businesses. She stated there would 4 employees including herself on split shifts, 7 days a week between the hours of 9 to 9, by appointment only. She said employee parking would be across the street at the Glendora Fire Hall lot. She also said she would have an art gallery in the front of the store which is a permitted use.

Addison Bradley, a professional planner, testified that the CR Zone encourages low customer activity and this use is less intense than permitted uses. He went on to say this use is more like a personal service and not like the old type tattoo studios. The applicant agreed with the comments in Ken Lechner’s and a Churchill’s letters.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an Use variance to have a Tattoo Parlour in a CR- Zone six (6) 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 9th day of November, 2016, the applicant Dollhouse Tattoo Parlour, LLC is hereby granted the Use variance for the property located upon Block 1004, Lot 2 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 maintaining operation hours of 9AM to 9 PM.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Kevin Bucceroni  Yes
Ken Treger  Yes
Andy Rosati  Yes
Michelle Scully  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd 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 # 162058DSPW
Mohinders Gas, LLC
Block 18404, Lots 1 & 2.01

WHEREAS, Mohinders Gas, LLC is the owner of the land and premises located at 585 Berlin Crosskeys Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a site plan waiver and a conditional use variance for conversion of the existing garage bays into a convenience store and addition of a propane filling station within the HC Zone and the Use is not permitted on a lot less than 60,000 square feet for the property located upon Block 18404, Lots 1 & 2.01, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Mark Iaconelli Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 9, 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, Mohinders Gas, LLC is the owner of the land and premises located at 585 Berlin Crosskeys Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18404, Lots 1 & 2.01, on the Official Tax Map of the Township of Gloucester, located in a HC Zone.

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

4. After being sworn, the applicant Sing Sukhinter testified that a convenience store is permitted if he had a 60,000 square foot lot and he only has 53,143 square feet. He agreed his hours of operation are and will continue to be 5AM to 11PM. He explained the site is adequate for parking and movement of traffic. He agreed to comply with all the recommendations in the letters of the Fire Marshall dated 9-26-16, Ken Lechner’s letter of 9-22-16 and Churchill’s letter dated 10-21-16.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an Use variance to have a convenience store and a propane filling station the Board voted six (6) 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 9th day of November, 2016, the applicant Mohinders Gas, LLC is hereby granted the Use variance for the property located upon Block 18404, Lots 1 & 2.01 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 maintaining operation hours of 5AM to 11 PM. And the applicant posting adequate escrows.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Kevin Bucceroni  Yes
Ken Treger  Yes
Andy Rosati  Yes
Michelle Scully  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of November, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TOWNHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162070C
    Bruce & Faye Merritt
    12 Michael Road
    BLOCK 15814, LOT 6

DATE: November 7, 2016

The above application is to permit a 27' x 12' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

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

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

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<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>4,250 sf</td>
<td>5,980 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>65 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>85 ft.</td>
<td>92 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>55%</td>
<td>±47.6%</td>
<td>yes</td>
</tr>
</tbody>
</table>

   PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>20 ft.</td>
<td>22.29 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td>4 ft.</td>
<td>7.38 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (Aggregate)</td>
<td>15 ft.</td>
<td>38 ft.</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td>10 ft.</td>
<td>±7.5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>±35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = Zoning schedule applies to the Reserves at Forest Meadows approval.
N.P. = Not a permitted location or use.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard: (±7.5 ft. provided v. 10 ft. minimum required).

Application #162070C
Bruce & Faye Merritt
12 Michael Road
Block 15814, Lot 6
POSITIVE CRITERIA ("C1" and "C2" variances)

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck approximately seven and five tenths hundredths (7.5) feet from the rear lot line (10 feet minimum required).

cc: Bruce & Faye Merritt
    Anthony Costa, Esq.
    James Mellett, PE
For Office Use Only

Submission Date: ________________ Application #: #162070C

Planning Board / Zoning Board of Adjustment

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) 232-6220

Taxes Paid Yes/No (Initial)
Fees 160.00 Project # 1090

For Office Use Only

LAND DEVELOPMENT APPLICATION

1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>Bruce J Merritt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>12 Michael Rd</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 720-7059 Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:arizona817@yahoo.com">arizona817@yahoo.com</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

| Name(s): | Faye M Merritt, Bruce J Merritt |
| Address: | 12 Michael Rd |
| City: | Sicklerville |
| State, Zip: | NJ 08081 |
| Phone: | (609) 764-3932 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>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td>SCR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

| Name of Attorney: | ____________________________ |
| Address: | ____________________________ |
| City: | ____________________________ |
| Firm: | ____________________________ |
| State, Zip: | ____________________________ |
| Phone: ( ) - ( ) Fax: ( ) - ( ) |
| Email: | ____________________________ |
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Andy's Custom Home Improvement</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 190 Sacramento St.</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Mantua</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08051</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: 609-617-8963 Fax: ( )</td>
<td>Phone: ( ) Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:Andy@101.com">Andy@101.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 12 Michael Rd.</th>
<th>Block(s): 15814</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 6</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Residential</th>
<th>Proposed Land Use (Describe Application): 27' x 12' Attached Rear deck with staircase - Approx 5' wide - treated 2x12 stringers</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&amp; from the back</td>
</tr>
</tbody>
</table>

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 197</th>
<th>Proposed Form of Ownership: Fee Simple</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 0</td>
<td>Cooperative</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No 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>32.69</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>11.64</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>12 x 27</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>7.6 ft</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>Pool Requirements</th>
<th></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>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

- [ ] Check here if zoning variances are required.

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

- [ ] Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

- [ ] Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

### 16. Signature of Applicant

**Signature of Applicant**: [Signature]

**Date**: 10/25/16

**Signature of Co-applicant**: [Signature]

**Date**: 10/25/16
17. Consent of Owner(s):

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

Date

Sworn and Subscribed to before me this 25th day of Oct, 2016 (Year).


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

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of the stock or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?
   No □ Yes □

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

Signature of Applicant

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 10/25/2016, 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.

Sworn and subscribed to on this 25th day of October, 2016, before the following authority.

Name of property owner or applicant:

Notary Public

State of New Jersey,
County of Camden:

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

Date

18-26-16
CERTIFIED TO:
FAYE M. AND BRUCE J. MERRITT
FOUNDATION TITLE
BROKERS SOLUTIONS, INC. d/b/a NEW
AMERICAN FUNDING, IT'S SUCCESSORS AND
OR ASSIGNERS AS THEIR INTEREST MAY
APPEAR.

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I
RESERVE CERTIFY TO ITS ACCURACY CERTIFY SUCH SURVEY IF ANY
THAT MAY BE LOCATED HEREON TO ITS ABSURDITY OR TO THE
SURFACE OF THE LANDS AND NOT LIMITED AS AN ASSURANCE FOR
ANY INTEREST OF TITLE TO UNDER THE TERMS AND
PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE
CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED.

THIS IS TO CERTIFY THAT ON NOV. 5, 2015
I MADE A SURVEY OF THE LANDS AND PREMISES
SHOWN HEREBY, AND THAT THESE計畫 IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

SURVEY OF PREMISES
12 MICHAEL ROAD
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE 11/6/15 SCALE: 1"=20'
EWING ASSOCIATES
LAND SURVEYORS
9008 N. DELSEA DRIVE, P.O. BOX 144, CLAYTON, N.J. 08312
PHONE: (856) 881-4911
Zoning Permit Denial
12 MICHAEL RD
Block/Lot 15814/6

Applicant
MERRITT, BRUCE & FAYE
12 MICHAEL RD.
SICKLERVILLE, NJ 08081

Real Estate Owner
MERRITT, BRUCE & FAYE
12 MICHAEL RD.
SICKLERVILLE, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for: a proposed rear yard attached frame 27'X12' deck. This application for approval is hereby denied.

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

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
August 31, 2016
Applic No. 10756

Cut Here

Deliver to...

MERRITT, BRUCE & FAYE
12 MICHAEL RD.
SICKLERVILLE, NJ 08081
September 21, 2016

Bruce J. & Faye M. Merritt
12 Michael Rd
Sicklerville, NJ 08081

Re: 12 Michael Rd

Dear Bruce J. & Faye M. Merritt:

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

12'x27' pressure treated deck with white PVC rails & posts on back of home.

9/19/16 - approved by ARB as submitted. Please refer to Architectural Guidelines, Attachment “F”, Section II.n.(1),(2),(3) for further clarification.

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

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

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

REMINDER: Gloucester Township approval is required for all construction.

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

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

Sincerely,

[Signature]

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

________________________________________________________________________________________

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.
33 Shelly Street
Sicklerville, NJ 08081
Phone: (856) 435-0100    Fax: (856) 435-3008

ARB APPLICATION - REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT

Homeowner (Print):  Bruce & Fay  Mar: H
Address:  12 Michael Rd
Housemodel:   Phone:  623-764-3532
Siding Color:   Elevation/Roofline:  
Door color:  

INSTRUCTIONS

Please submit one application per improvement for example if you are going to install landscaping and a stor
door we would want two applications are required.
Proper completion of this application will expedite processing. Incomplete applications will be returned with
approval; therefore, it is suggested you review your documents before filling out application.

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

DESCRIPTION OF IMPROVEMENT

12 x 27 deck on back of house with white PVC railing
system and posts. Stairs to the back of house

Andy's Custom Home Improvement

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

Homeowner's Signature:  Fay Fornov  Date: 8/15/16

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

Date application received: 8/15/16  Application is:
Approved: 

Date of first review by ARB: 9-19-16  Not Approved: 

Comments: F. Them (1)(2)(3)

Signature:  Pat DiLeo  Date: 9-19-16
Chairman, ARB Committee

Completion Inspection Date:  Completion Inspected By:

Revised 6/20/2012 12:27 PM
Approved by FSSM BOT on July 19, 2012
Bruce Merritt
12 Michael Rd.

27'

- Pressure Treated Decking
- White PVC Railing

Door into House
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

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

To Whom It May Concern:

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

Name: Bruce J. Foy Merritt
Address: 12 Michael Rd. Sicklerville, NJ
Block: 15814 Lot: 6

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

Date 9/7/16

Margarita Sussa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

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

Re: Application #162070C  
Bruce & Faye Merritt  
12 Michael Road, Sicklerville, NJ 08081  
Block 15814, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 31, 2016
APPLICATION No. #162070C

APPLICANT: BRUCE & FAYE MERRITT
PROJECT No. 10910

BLOCK(S): 15814 Lot(S): 6

LOCATION: 12 MICHAEL RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction

Tax Assessor
G.T.M.U.A.
Fire District 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 NOVEMBER 11, 2016

ENCLOSED:

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

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

OK 11-2-16 JMK 0123

Signature
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Alisa Ortiz, Zoning Officer
       Dept. of Community Development & Planning
RE: APPLICATION #162067C
    Matthew Chester
    43@Huntington Avenue
    BLOCK 1704, LOT 24
DATE: October 18, 2016

The above application is to permit a 10' x 15' bedroom addition within the R-4 Residential district as per the submitted sketch.

I. ZONING INFORMATION
   1. Zone: R-4 ~ Residential District [§406].

R-4 – Residential Requirements (§406.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>6,250sf</td>
<td>±3,125 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>50 ft.</td>
<td>25 ft.</td>
<td>env</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>35%</td>
<td>±24.8%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>65%</td>
<td>±44.2%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

   PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (addition)</td>
<td>20 ft.</td>
<td>±101 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (addition)</td>
<td>10 ft.</td>
<td>3.84 ft.²</td>
<td>no³</td>
</tr>
<tr>
<td>Side yard (addition)</td>
<td>10 ft.</td>
<td>6.50 ft.²</td>
<td>no³</td>
</tr>
<tr>
<td>Rear yard (addition)</td>
<td>20 ft.</td>
<td>13.50 ft.³</td>
<td>no³</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>≤35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
² = existing nonconformance.
³ = Variance required.

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

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.H, Additional Residential District Regulations, Off-Street Parking and Private Garages:

1. Side yard: (3.84 ft. provided v. 10 ft. minimum required).
2. Side yard: (6.50 ft. provided v. 10 ft. minimum required).
3. Rear yard: (13.50 ft. provided v. 20 ft. minimum required).

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

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

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

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

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

**NEGATIVE CRITERIA**

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

III. **NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 406.F, Area, Yard, Height and Building Coverage to permit a bedroom addition three and eighty four hundredths (3.84) feet and six and fifty hundredths (6.50) feet from the side property lines (10 ft. minimum required) and thirteen and fifty hundredths (13.50) feet from the rear property line (20 ft. minimum required).**

cc: Matthew Chester
Anthony Costa, Esq.
James Mellett, PE
# LAND DEVELOPMENT APPLICATION

## 1. Applicant

Name: Matthew Chester  
Address: 434 Hunting Ave  
City: Glendora  
State, Zip: NJ 08029  
Phone: (856) 304-8660  
Fax: (____) -

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

Name(s): Matthew Chester  
Address: 434 Hunting Ave  
City: Glendora  
State, Zip: NJ 08029  
Phone: (856) 304-8660  
Fax: (____) -

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

- [ ] Planned Development  
- [ ] Interpretation  
- [ ] Appeal of Administrative Officer’s Decision  
- [x] Bulk “C” Variance  
- [ ] Use “D” Variance  
- [ ] Site Plan Waiver  
- [ ] Rezoning Request  
- [ ] Redevelopment Agreement  
- [ ] 

*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></th>
<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></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></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></td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

Name of Attorney:  
Address:  
City:  
State, Zip:  
Phone: (____) -  
Fax: (____) -  
Email:  

6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Matthew Chester</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>430 Huntington Ave</td>
</tr>
<tr>
<td>Profession</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>Glendale</td>
</tr>
<tr>
<td>State, Zip</td>
<td>15 08029</td>
</tr>
<tr>
<td>Phone</td>
<td>(818) 349-8660 Fax:</td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address | 430 Huntington Ave |
| Tract Area | |
| Block(s) | 107/1704 |
| Lot(s) | 24 |

8. Land Use:

| Existing Land Use | Residential |
| Proposed Land Use (Describe Application): | Expand Bedroom (1st Floor) Rear 10x15 Bedroom |
| with (S1) 3.8' (S2) 6.50 (Rear) 13'4" |

9. Property:

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

10. Utilities: (Check those that apply.)

- Public Water
- Public Sewer
- Private Well
- Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>3.60</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>3.44</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>6.50</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

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

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

Garage Application

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

Shed Requirements

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- Check here if zoning variances are required.

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

- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

[Signature and Date]

17. Signature of Co-applicant

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 1, 2016</td>
<td>Matthew Chester</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this
_______ day of ________, ________ (Year).

<table>
<thead>
<tr>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Chester</td>
</tr>
</tbody>
</table>


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/11/16</td>
<td>Matthew Chester</td>
</tr>
</tbody>
</table>

19. Survey waiver certification:

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

<table>
<thead>
<tr>
<th>State of New Jersey</th>
<th>County of Camden</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Chester</td>
<td>Matthew Chester</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>Signature of property owner or applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matthew Chester</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>20/10</td>
</tr>
</tbody>
</table>

Sworn and subscribed to
On this _______ day of _________ before the following authority.

<table>
<thead>
<tr>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nipul Patel</td>
</tr>
</tbody>
</table>

ID # 2371079
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 13, 2019
Zoning Permit Denial
430 HUNTINGTON AVE
Block/Lot 1704/24

Applicant
CHESTER MATTHEW R
434 HUNTINGTON AVENUE
GLENDORA NJ 08029

Real Estate Owner
CHESTER MATTHEW R
434 HUNTINGTON AVENUE
GLENDORA NJ 08029

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 10'X15' addition. This application for approval is hereby denied

Zone
R4
Application is
Denied

Comments on Decision:

Addition appears to be within the rear yard 20" setback. A Variance is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
July 20, 2016
Applc No. 10857

Deliver to...

CHESTER MATTHEW R
434 HUNTINGTON AVENUE
GLENDORA NJ 08029
Date: October 18, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Matthew Chester

Site: 430 Huntington Ave

Block: 1704 Lot: 24

Application #: 162067C

1. The exterior wall within 5' of property line requires a 1 hour fire rated wall, rated from both sides.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 6, 2016
APPLICANT: MATTHEW CHESTER
APPLICATION No. #162067C
PROJECT No. 10873
BLOCK(S): 1704 Lot(S): 24
LOCATION: 43 HUNTINGTON AVE., GLENDORA, NJ 08029

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

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

PURPOSE OF TRANSMITTAL:
☐ For Your Review.
☐ Please Forward Report by OCTOBER 16, 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 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary, Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☑ Bulk (C) Variance ☐ Use (D) Variance

Signature: [Signature]
Date: 10/6/16

No Issues.
To Whom It May Concern:

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

Name: Matthew R. Chester
Address: 4341 Huntington Ave
Block: 1704 Lot: 25

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

Date 10/11/16

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

Re: Application #162067C  
Matthew Chester  
430 Huntington Avenue, Glendora, NJ 08029  
Block 1704, Lot 24

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
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 6, 2016
APPLICANT: MATTHEW CHESTER
APPLICATION No. #162067C
PROJECT No. 10873

BLOCK(S): 1704 Lot(S): 24
LOCATION: 438 HUNTINGTON AVE., GLENDORA, NJ 08029

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

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☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary, Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan
☒ Bulk (C) Variance
☐ Use (D) Variance

Signature

This exterior wall within a 1 hour fire rated 5' of property line requires wall rated from both sides.

Note for Ken
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 6, 2016
APPLICANT: MATTHEW CHESTER
APPLICATION No. #162067C

BLOCK(S): 1704  Lot(S): 24
LOCATION: 43@HUNTINGTON AVE., GLENDORA, NJ 08029

PROJECT No. 10873

TRANSMITTAL TO:

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

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- ☐ Revision to Prior Application

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- ☐ For Your Files.

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

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

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016
APPLICANT: BIMBO BAKERIES, USA, INC.
APPLICATION No. #162047CDPMFMS
PROJECT No. 10683
BLOCK(S): 13305; 13307
Lot(S): 1, 2, 3; 5
LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, 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
☐ GT EMS

STATUS OF APPLICATION:
☑ New Application - Bulk C & Use “D” Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☑ For Your Review.  Please Forward Report by November 19, 2016
☐ For Your Files.

ENCLOSED:  VARIANCE PLAN ENCLOSED
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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☐ 1 Copy - Preliminary Site Plan
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☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
☐ 1 Copy - Traffic Report
☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

☐ Variance Plan  ☑ Preliminary Site Plan  ☑ Final Major Site Plan

URGENT - Need Deed of Consolidation to put lot 3 (Old Pizza Hut) in
LOT 2.
URGENT - Need Demolition Permit by Dec 15.
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:
Planning Board  Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Feed $1070  Project # 10683

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

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Bimbo Bakeries USA, Inc.
Address: 255 Business center Drive
City: Horsham
State, Zip: PA, 19044
Phone:(215)323-9205 Fax:
Email: jburns@bbumail.com

2. Owner(s) (List all Owners)
Name(s): Blackwood-Clementon Partnership
Jerome Goodman, Mgr
Address: 2828 Charter Road
City: Philadelphia
State, Zip: PA, 19154
Phone:(215)602-8872 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
- 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>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Name of Attorney: John Wade, Esq.
Address: 1250 Chews Landing Road
City: Lawni 5,61499

Firm: Wade, Long, Wade & Long
State, Zip: NJ 08021
Phone: (856) 846-2000 Fax:
Email: clong@wlcflaw.net
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Alan Ippolito, PE c/o Consulting Engineer Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>645 Berlin-Cross Keys Road</td>
</tr>
<tr>
<td>Profession:</td>
<td>Site Engineer</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ, 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>856-228-2200 Fax(856)232-2346</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:aippolito@ces-l.com">aippolito@ces-l.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

- L 1&2: 1340 Blackwood-Clementon Rd.
- L 3: 1320 Blackwood-Clementon Rd.
- L 5: 700 Plaza Dr.
- Block(s): 13305; 13307
- Lot(s): 1, 2, 3; 5

8. Land Use:

- Existing Land Use: Rita's Water Ice, Entenmanns Retail Bakery & Distribution, Pizza Hut
- Proposed Land Use (Describe Application): Rita's Water Ice, Entenmanns Retail Bakery & Distribution

9. Property:

| Number of Existing Lots: | 4 |
| Number of Proposed Lots: | 2 |
| Proposed Form of Ownership: | Fee Simple |
| Are there existing deed restrictions? | No |
| Are there proposed deed restrictions? | No |

10. Utilities: (Check those that apply.)

- [x] Public Water
- [x] Public Sewer
- [x] Private Well
- [x] Private Septic System

11. List of Application Submission Materials: SEE ATTACHED

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Use and Bulk Variances granted 8/24/16

List all applications on a separate sheet.
### 13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed L 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>62.05 ft</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>9.6 ft</td>
</tr>
<tr>
<td>Rear setback</td>
<td>N.A.</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>132.83 ft</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>N.A.</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>450.34 ft</td>
</tr>
<tr>
<td>Lot depth</td>
<td>243.60 ft</td>
</tr>
<tr>
<td>Lot area</td>
<td>127,784 SF</td>
</tr>
<tr>
<td>Building height</td>
<td>&lt;40 ft</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Fence height</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.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

### 14. Parking and Loading Requirements:

| Number of parking spaces required: | 76 |
| Number of parking spaces provided: | 78 |
| Number of loading spaces required:  | 2  |
| Number of loading spaces provided:  | 30 |

### 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. 49:6D-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]

10-24-16

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 plan submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach resolution authorizing application and officer signature).

Date

Signature

Print Name

11th day of October

2016 (Year).

Signature

Print Name

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

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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 or partners of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Signature of Applicant

Print Name

Date

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

State of New Jersey,
County of Camden:

Sworn and subscribed to

On this ______ day of __________,

20_____ before the following authority.

Name of property owner or applicant

Notary public

4 of 4
Article V, Section 507 A. 2. B. – Street and Shade Trees:

Required: Trees shall be at least ten feet (10’) high and 2-1/2” caliper when planted.

Proposed: Trees shall be eight feet to ten feet (8’ – 10’) and 1-1/2” to 1-3/4” caliper when planted.
PROJECT NARRATIVE

FOR

ENTENMANN'S SALES CENTER

BLOCK 13305, LOTS 1, 2 & 3; Block 13307, Lot 5

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3536

September 2016

[Signature]

Alan J. Ippolito, P.E., CME
N.J. Professional Engineer
License #28577

Prepared for:
Bimbo Bakeries USA
255 Business center Drive
Horsham, PA 19044

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200  Fax (856) 232-2346
<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SITE DESCRIPTION</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>EXISTING CONDITIONS</td>
<td>1</td>
</tr>
<tr>
<td>3</td>
<td>PROPOSED DEVELOPMENT</td>
<td>1</td>
</tr>
<tr>
<td>4</td>
<td>SITE OPERATION</td>
<td></td>
</tr>
<tr>
<td>A.</td>
<td>Entenmanns Facility</td>
<td>2</td>
</tr>
<tr>
<td>B.</td>
<td>Rita's Water ice</td>
<td>3</td>
</tr>
</tbody>
</table>
1 SITE DESCRIPTION
Consulting Engineer Services (CES) has prepared this Project Narrative for expansion of an existing retail sales/distribution center on an existing 2.93 acre tract fronting on Blackwood-Clementon Road and a vehicle parking area on an existing 3.00 acre tract fronting on Plaza Drive located in the Township of Gloucester, Camden County, New Jersey. The tracts are designated as Plate 133, Block 13305, Lots 1, 2 & 3 and Block 13307, Lot 5 on the official Tax Map of the Township of Gloucester. The Site is located within the Township’s “HC – Highway Commercial Zone” as of the Zoning Map of the Township of Gloucester.

The proposed improvement area for Block 13305, Lots 1, 2 & 3 has frontage along Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive. The proposed improvement area for Block 13307, Lot 5 has frontage along Plaza Drive. Surrounding land use consists of residential and commercial/retail uses. The intended use of this report is to be a part of the Gloucester Township Zoning Board application review process, in conjunction with the Project drawings.

2 EXISTING CONDITIONS
Block 13305, Lots 1, 2 & 3 is occupied by an existing Rita's Water Ice (Lot 1), an existing Entenmanns retail bakery/distribution center (Lot 2) and an existing former Pizza Hut (Lot3) with paved parking, along with small grassed medians in the parking area. Additionally, there are landscaped areas along the perimeter boundaries of the parcel.

Block 13307, Lot 5 is occupied by an existing vehicle parking lot. Additionally, there are landscaped areas along the perimeter boundaries of the parcel.

3 PROPOSED DEVELOPMENT
Major Site plan approval is being sought by Bimbo Bakeries USA to expand the existing baked goods retail/distribution facility on Block 13305, Lots 1, 2 & 3 and construct a vehicle maintenance facility on Block 13307, Lot 5. The existing Rita's Water ice will be relocated into the expanded Entenmanns building and will be adjacent to the retail bakery. The existing Rita’s Water Ice building and former Pizza Hut building will be demolished. The developed Site will
have direct access to Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive. Parking, sidewalks, and associated lighting and landscaping will be provided within each Site.

Stormwater runoff generated from the proposed improvement area will be conveyed via overland flow and underground stormwater piping and discharge to the existing storm sewer in Plaza Drive and within an existing storm sewer easement in Block 13307, Lot 5. Analysis of pre- and post-development stormwater runoff demonstrates that a stormwater management facility is not required for this project (see Stormwater Report submitted with the application).

4 SITE OPERATION
A. Entenmanns Facility
The proposed expanded Entenmanns facility will operate year round. The proposed facility is anticipated to have a total of approximately 50 employees and the maximum number of employees on the largest shift will be 30. The proposed Entenmanns facility will operate as follows:

1. Retail Bakery:
   a. Sunday and Tuesday through Friday: 9:00 AM to 5:00 PM
   b. Monday: 9:00 AM to 4:00 PM
   c. Saturday: 8:00 AM to 4:00 PM

2. Distribution:
   a. Facility generally 24 hours per day
   b. Route delivery trucks between 2:00 AM and 6:00 AM to insure product is delivered to retail outlets by 8:00 AM.
   c. Box Truck Maintenance Facility: 8:00 AM to 5:00 PM.

The proposed facility will receive deliveries by tractor-trailer. The deliveries will occur as required and deliveries will generally occur between 9:00 AM and midnight.

Trash pickup will be provided by a private company and will occur twice weekly. A trash/recyclable enclosure for waste disposal is proposed at the eastern side of the building on Lots 1, 2 and 3. A trash/recyclable enclosure for the box truck maintenance facility is proposed on the south side of the building on Lot 5.
B. Rita Water Ice

The Rita's Water Ice operates between March and October during the year. The proposed facility is anticipated to have a total of approximately 13 employees (1 full-time and 12 part-time) and the maximum number of employees on the largest shift will be 5. The proposed Rita's Water Ice will operate as follows:

a. Sunday through Thursday: Noon to 10:00 PM
b. Friday and Saturday: 11:00 AM to 10:30 PM

Peak sales volume generally occurs after 5:00 PM when the Entenmanns Retail bakery is closed.

The proposed facility will receive deliveries by tractor-trailer and box truck. Tractor trailer deliveries will occur once every two weeks. Box truck deliveries occur once or twice each week. The deliveries will occur as required and deliveries will generally occur between Noon and 4:00 PM.

Trash pickup will be provided by a private company and will occur once per weekly. A trash/recyclable enclosure for waste disposal is proposed at the eastern side of the building.
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162047CDPMFMS  1340-1320 Blackwood-Clem Rd, Clem, NJ 08021 Block 10683 Lot 1,2,3,5

☐ Plans as shown along with available information do not reveal any anticipated traffic problems.

☐ Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☒ Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☒ Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☒ Other:

Please fill out and return the Application for NJ Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property Enforcement.

Reviewed By: ☒ Lt. Jason Gittens ☐ Cpl. Frank Pace

Signature: [Signature] Date Submitted: 11/7/2016

NOV 07 2016
Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box 1: Corporate name, address, phone number and representative name and title

Box 2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Lieutenant Jason Gittens
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-5714
Fax: 856-374-3530
Email: jgittens@gtpolice.com
APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE STATUTES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE APPLICABLE TO PRIVATE PROPERTY

<table>
<thead>
<tr>
<th>1. FROM:</th>
<th>Township of Gloucester, Gloucester Township Police</th>
</tr>
</thead>
</table>

| 2. DATE: |

| 3. SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to: |

| 4. By authority of N.J.S.A. 39:5A-1, application is hereby made by: |

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statutes and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

<table>
<thead>
<tr>
<th>Comments</th>
</tr>
</thead>
</table>

| 5. |

| 6. Authorized Signature |

| Print Name |
To Whom It May Concern:

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

Name: The Goodman Group
Address: 700 Plaza Dr
Block: 13307 Lot: 3

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

Date 10/28/16

Gloucester Township Tax Collector
To Whom It May Concern:

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

Name: The Goodman Group
Address: 1340 Blackwood-Clementon Rd
Block: 13305 Lot: 241

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

Date 10/23/16

[Signature]

Gloucester Township Tax Collector
To Whom It May Concern:

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

Name: The Goodman Group
Address: 1320 Blackwood-Clementon Rd
Block: 13305 Lot: 3

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

Date 10/30/16

Gloucester Township Tax Collector
Date: October 31, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Bimbo Bakeries, USA, Inc

Site: 1340-1320 Blackwood Clementon Rd

Block: 13305, 13307 Lot: 1, 2, 3, 5

Application #: 162047CDPMFMS

1. The maintenance building is not exempt from the Barrier Free requirements. Please provide an accessible parking space, signage, exterior accessible route & accessible entrance, per IBC 2015 chapter 11.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016
APPLICATION No. #162047CDPMFMS
APPLICANT: BIMBO BAKERIES, USA, INC.
PROJECT No. 10683
BLOCK(S): 13305; 13307
Lot(S): 1, 2, 3; 5
LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, 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
☐ GT EMS

STATUS OF APPLICATION:
☒ New Application - Bulk C & Use "D" Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by November 19, 2016
☐ For Your Files.

ENCLOSED: VARIANCE PLAN ENCLOSED
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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☐ Recycling Report

☐ Variance Plan ☒ Prelim Major Site Plan ☒ Final Major Site Plan

10-31-16 The maintenance building is not exempt from the Barrier Free requirements. Please provide an accessible parking space, signage, exterior accessible route & accessible entrance. Per FBC 2015 Chapter 11.

Signature

Note: For