Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 08, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules
Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.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, January 11, 2017

RESOLUTIONS FOR MEMORIALIZATION

#162075DSPW
Amanda Hotz
Use "D" Variance/Site Plan Waiver
Block: 4301 Lot: 4

#162047CDPMFMS
Bimbo Bakeries USA, LLC
Prelim/Final Major Site Plan
Block: 13305/13307 Lot: 1-2-3; 5

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2016 Annual Report
APPLICATIONS FOR REVIEW

#172001C
Angela & Keith Dugan
Zoned: R3

Bulk C Variance
Block: 8704 Lot: 16
Location: 1701 Briarwood Dr., Blackwood

Extend kitchen 16' x 12' with 27' L S setback

#172002C
Christopher Worthington
Zoned: R3

Bulk C Variance
Block: 3203 Lot: 41
Location: 501 Fresno Pl., Magnolia

10' x 20' x 9' wood garage w/6' S & 7' R setbacks

#172003C
Rebecca Sonnheim
Zoned: R3

Bulk C Variance
Block: 3204 Lot: 23
Location: 650 Pasadena Dr., Magnolia

Driveway - 10' wide extension w/0'-3' setback; future 16' x 16' shed to be placed on pre-existing 16' x 16' concrete pad w/0' - 5' setback

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

Roll Call:

Mr. Simiriglio Present
Mr. Bucceroni Present
Mr. Scarduzio Present
Mrs. Chiumento Present
Mr. Rosati Present (late 7:30)
Mr. Acevedo Present
Mr. Treger Present
Ms. Scully Absent
Mr. 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

REORGANIZATION

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Mr. Simiriglio and seconded by Mr. Rosati.

Roll Call:

Mr. Simiriglio Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Acevedo Yes
Mr. Treger Yes

Motion Approved.

A motion to elect Frank Simiriglio as Vice Chairman of The Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mrs. Scarduzio.

Roll Call:

Mr. Simiriglio Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Acevedo Yes
Mr. Treger Yes

Motion Approved.

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglio Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mrs. Chiumento Yes
Mr. Acevedo Yes
Motion Approved.

A motion to elect Mrs. Jean Gomez as the recording secretary of the Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:
- Vice Chairman Simiriglio: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduzio: Yes
- Mrs. Chiumento: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes

Motion Approved.

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Mrs. Chiumento and seconded by Mr. Bucceroni.

Roll Call:
- Vice Chairman Simiriglio: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduzio: Yes
- Mrs. Chiumento: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes

Motion Approved.

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:
- Vice Chairman Simiriglio: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduzio: Yes
- Mrs. Chiumento: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes

Motion Approved.

A motion to approve the meeting dates with the removal of November 22, 2017 was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:
- Vice Chairman Simiriglio: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduzio: Yes
- Mrs. Chiumento: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes

Motion Approved.

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Mr. Bucceroni and seconded by Mrs. Chiumento.
Roll Call:  
Vice Chairman Simiriglia: Yes  
Mr. Bucceroni: Yes  
Mr. Scarduzio: Yes  
Mrs. Chiumento: Yes  
Mr. Acevedo: Yes  
Mr. Treger: Yes

Motion Approved.

A motion to approve the agenda procedures: Zoning Board meetings will start at 7pm and end no later than 10:30pm with no new applications to be heard after 9:30 pm; was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

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

Motion Approved.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday December 14, 2016.

Motion to approve the above-mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

Roll Call:  
Vice Chairman Simiriglia: Yes  
Mr. Scarduzio: Yes  
Mrs. Chiumento: Yes  
Mr. Treger: Yes (abstain on Ryan Homes)

Motion Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162031DSPW  
Pat's Industry, LLC  
Use "D" Variance, Site Plan Waiver  
Block: 6502 Lot: 2

#162076C  
NVR, Inc., d/b/a Ryan Homes  
Bulk C Variance  
Block: 18504 Lots: 45, 46, 47, 48

#152041PMSFMSa1DM  
1840 Peter Cheeseman Road, LLC  
Minor Subdiv; Prelim/Final Major Site Plan; Use "D" Variance  
Block: 14003 Lot: 13

APPLICATIONS FOR REVIEW

#162047CDPMFMS  
Bimbo Bakeries USA, LLC  
Zoned: HC  
Prelim/Final Major Site Plan  
Block: 13305/13307/ Lot: 1-2-3; 5  
Location: 1320/1340 Blackwood Clementon Rd. 700 Plaza Dr., Clementon  
Expansion of an existing baked goods retail sales/distribution facility; construct a vehicle maintenance facility. Rita's Water Ice will be relocated into the expanded Entenmann's building adjacent to the retail bakery.
Mr. Costa swears in: Mr. Norm Rogers (PE), Addison Bradley (Planner), Ms. Beth Dixon (Bimbo representative).
Mr. Wade (ESQ) starts by explaining the application and review previous discussions on the application.
Mr. Rogers starts with A1- the Store Sign and A2- Site Plan, the site plan is very similar to the October approval.  
- 3 lots parcel with Eternmann's/Rita's/Pizza Hut with 2 facilities being demolished,  
- South Side Plaza dr. is a parking lot for trucks that deliver from the distribution center,  
- Employees park and use the trucks for deliveries,  
- New parking, drive aisles;  
- relocate Rita's store,  
- parking spaces in front of store is 25 and only 14 are required,  
- in the rear there are 74 parking spaces required and 74 are present with no new bulk variances.

Mr. Lechner's Letter:  
Applicant responds:  
- pg. 5 application check list in agreement;  
- waiver comment; request 1 1/2 in. diameter for the shade trees instead of the 2 1/2 inch requested by Mr. Lechner. It seems the 1 1/2 inch diameter trees have a better survival rate and the end result will be the same.  
- pg. 6 all agreed,  
- pg. 7 cont. #5, #6 agreed.  
- #7 there is a discussion of additional decorative lights along Blackwood-Clementon Rd. The applicant would like to use 3 box style lights because they want to inhibit the wattage along the County Rd. The lights on the site are adequate for the sidewalk. Therefore they are asking for relief from the Decorative lights along Blackwood-Clementon Rd.  
- There will be substantial landscaping in front of the building

*Mr. Andy Rosati arrives: 7:34pm.

Mr. Addison:  
the colonial lights are not on Favorites (restaurant/bar), Urgent Care, Auto Zone, or Rite Aid; they feel they are being singled out on the lighting issue

Mr. Lechner states that Urgent Care & Favorites were waivers and continues;  
- Republic bank is installing 3 colonial lights,  
- The redevelopment plan is from College dr. to Little Gloucester Rd., they can get bonuses,  
- Hoping when the applications come in they will all have the same lighting for uniformity purposes.

Mr. Wade;  
- The increased lighting is purely decorative,  
- Safety is the main concern because the distribution side of the businesses and the decorative lighting won't add safety.

Mr. Mellett states that decorative lighting is used in parking lots all the time.  
Mr. Lechner requests at least 2 lights for aesthetics.

Mr. Wade states Bimbo Bakeries has come into extra expenses with the building and they are looking for savings.  
Chairman Simirigilia asks how much the decorative lighting costs.  
Mr. Rogers states about 2500.00 each light; and the applicant is phasing the project because it is over budget, so Phase II will have a delay.  
Mr. Wade states Bimbo is not a redeveloper.  
Mr. Lechner states that lights are a requirement and he had not asked for them on Plaza dr. or Cherrywood dr.,  
Mr. Treger asks if the decorative lights are 2500.00 what is the difference.  
Mr. Rogers states the decorative lights don't have the same illumination so they would have to use more of them.  
Mr. Lechner is asking for 5 lights out of the total 8 lights.  
Mr. Rogers states as long as the total cost is similar.  
Mr. Bucceroni asks Mr. Rogers to point on the map where the lights are going.  
Mr. Rogers explains all the lighting.  
Mr. Bucceroni asks if all the lights match with the other businesses.  
Mr. Addison states he's not sure but the other businesses probably have box lights.  
Mr. Wade states having 2 or 3 decorative lights would look out of place, having the same lights looks cleaner.  
Mr. Addison states they would have to do all 5 or none; he proposes, none.  
Mr. Wade states the request is to keep the present lighting on the site plan and it is consistent with the surrounding lighting.  
Mr. Rosati asks if their lights are brighter.  
Mr. Mellett states their lights are higher so they get better illumination.  
Mr. Lechner state she wants people to recognize they've entered a different area.  
Mr. Addison feels this should have started with Favorites and Urgent Care.
Mr. Treger asks if they would be using the 3 existing lights.  
Mr. Rogers's states "no, brand new lights".  
Mr. Buccerani asks if these are the lights that are around the outlets because they have already replaced 20 or more of the bulbs, they seem to be problematic.  
Mr. Simiriglia asks if the township would own these lights.  
Mr. Lehner "withdraws his comment".

Mr. Rogers discusses the Traffic Impact Statement:  
- Transit route #459/Bimbo will provide a new bus shelter.  
- School bus route but no stops in the vicinity,  
- Walkway along Blackwood-Clementon Rd., handicap ramps will be upgraded (ADA),  
- Auto techniques,  
- Schematic plans/signage/traffic control.  
- All other items under agreement.

Churchill (engineers') Report;  
pgs. 1.2.3 description of project with improvements,  
- cross access at location,  
- Easement will be provided,  
- 5,6,7,8 all related to parking,  
- 74 spaces required; 74 spaces will be provided,  
- Rita's will be open the 1st day of spring,  
- Distribution is a 24/7 operation,  
- Retail Entenmanns is 8am to 5pm,  
- Rita's seasonal: Sun.-Thurs. noon to 10pm; Friday and Saturday 11am to 10:30pm.  
- A short window for dual use,  
- 4500 sq. ft. office space office space and employees will park in back,  
- Pretty much the same uses,  
- Comment 10: pedestrian connection: Mr. Rogers's states the shortest route is over the road and thru the parking lot, most people will be truck drivers.  
Mr. Meltt asks how many employees will be in that building/non-truck drivers.  
Mr. Rogers states 18 employees for distribution and retail, an increase of 7 to 25 office employees.  
Comment #11: intersection with Millbridge: a neck down to discourage people in parking lot from exiting: Agreed  
Comment #12: mix adjacent to intersection Blackwood-Clementon Rd. and Millbridge Rd.  
Mr. Rogers discusses a sign for trucks that states "for deliveries only" and a secondary access.  
There is much discussion about the 2 uses in the driveway with customers and Entenmanns trucks trying to get to the loading docks.  Mr. Rogers' suggests the current access is warranted and they can direct vehicles with signage, along with the narrowing of the necks of the driveway to direct traffic.  
Comment #13 agreed,  
Comment #14 discussed,  
Comment #15, #16 access easement,  
Comment #18 movements from driveway; right in/right out.  
Comments # 19 & #20: agreed.  
Mr. Meltt: increased trench drains, they are usually pre-molded and engineering wants to maintain an 8" pipe. Buffer/landscape/ lighting:  
- Irrigation will be provided for all landscape areas.  
Mr. Meltt asks about the 25' light pole near a residential area.  
Mr. Rogers states they will be using shields on the lights in the residential areas. There will be separate bonding for Phase I and Phase II of the project.  
Mr. Wade states the lighting is dusk to dawn.  
Mr. Rogers states the light nuisance will be significantly reduced. The gates are manual and for security purposes.  
Mr. Meltt asks about the sight triangle.  
Mr. Rogers states they will adjust the lights if need be.  
Mr. Wade states their first meeting with the county is 1-24-2017.  
Mr. Rogers states the water and sewer application will be filed immediately after approval.  
Mr. Lehner states the Fire District #5 requested 5 things.  
Mr. Rogers states the site items are agreed to for fire lanes and cutting back the islands for the fire trucks to fit.  
If the building code requires fire suppression they will install them, otherwise it can be discussed.  
Mr. Lehner discusses: building sub code official and maintenance building not being exempt from the barrier free zone.  
- Police traffic: asking to enforce statute to allow officers to ticket for people parked in the fire lane.  
Mr. Wade states they will be happy to fill out an application for the police department.  
Mr. Lehner has a Performance Guarantee discussion; all must be bonded for CO for Phase I if Phase II is not complete.
A motion to approve the above application with the following conditions; waiver smaller caliper trees, no decorative lights was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:
- Mr. Bucceroni: Yes
- Mr. Scarduzio: Yes
- Mrs. Chilumento: Yes
- Mr. Rosati: Yes
- Mr. Acevedo: Yes
- Mr. Treger: Yes
- Chairman Simiriglia: Yes

Application Approved.

#162075DSPW
Amanda Hotz
Zoned: NC
Use "D" Variance/Site Waiver
Block: 4301 Lot: 4
Location: 630 Lower Landing Rd, Blackwood
Outside sitting area w/bar, music & TV's

Mr. Costa swears in: Mr. Addison Bradley (Planner), Ms. Amanda Hotz (owner).
Mr. John Wade introduces the application: The applicant is willing to remove the music request. In addition just a serving station will be on the deck; the existing bar will be the only bar.

Ms. Hotz states:
- She leases from another owner, Frank Bisconti,
- She has been in operation for 2 years,
- Hours of Operation: Monday, Tuesday, Sunday 11 am to 12 am: Thursday, Friday, And Saturday 11:30 am to 2:00 am.
- Lunches offered and dinners offered/bar menu,
- Same clientele,
- She wanted an outside patio because people want to be outside when the weather is nice and a lack of a patio loses customers,
- Being able to advertise an outside patio will keep her customers and grow her business which lags in the nicer weather,
- Her business in the summer is 1/2 of what it is in the cooler months,
- It's a make or break decision for her business,
- She has a good relationship with the town/no summons or violations/no police problems.

Ms. Hotz states her crown tends to be an older, calm group because the neighboring bars are loud and for the younger crowd. She has no problems with riffraff or fights.

Chairman Simiriglia asks if TV's and Music are off the table.
Ms. Hotz: "yes" they are off the table.

Mr. Addison Bradley (planner):
- A concrete patio will be an improvement. It will be added to the side of the building and go around the front with a side access door.
- 3 piers will serve as bollards at the entrance,
- Stone bollards and railings (3ft.high), and a ceiling facade with a plastic curtain,
- No hook ups on bars, it is just a serving bar on rollers for glasses and ice,
- 17' x 58" facility,
- Parking for 99 occupants/50 spaces,
- allowed 150 chairs w/50 chairs,
- 99 in the building allows 46 on the patio and only about 16 seats will fit on the patio,
- landscaping on the side with the residence will be Leyland cypress for a buffer along with a border fence which exists already,

Mr. Bucceroni states he's not sure they'll be able to allow people to smoke on the patio.
Mr. Addison states the customers will have to go through the bar inside to access the patio.
Mr. Lechner states the plan is only showing 4 tables.
Mr. Wade states the occupancy/"live load" is 50 with a 150 max.
Mr. Mellett discusses the square footage of the building and patio; determining the parking should be sufficient.
Mr. Lechner clears up a question: the board is just considering outdoor dining and not the other additions on the plan.

Mr. Mellett: variance for landscape buffer needed, 25' requirement not met but the applicant has agreed to adding Leyland cypress.
Mr. Wade states they will meet with the zoning office to decide that.
Mr. Addison states they can work around the magnolia on site.
Mr. Mellett discusses a site plan waiver; a concrete tank for septic considered? Concrete Lids?
Mr. Addison states those are grease lids not septic.
Mr. Mellett asks if the light on the side of the building will be covered up.
Mr. Addison states if a pole light is needed plus added light on the deck.
Chairman Simiriglia states to watch the residence next door with any "down lighting".
Mr. Mellett states the parking lot needs to be re striped.
Mr. Addison states "agreed".

Mr. Lechner discusses the lack of a trash enclosure and the dumpsters just sitting in a parking space. Also a 55 gallon of grease sitting outside needs attention.
Mr. Addison states 6' cyclone fence with a gate will be installed where it stands now.
Mr. Lechner states they can discuss this when they discuss the Leyland cypress. Top and bottom locking channels will be needed on the trash enclosure fence along with the trash itself needing to be addressed.

PUBLIC PORTION:

Mr. Costa swears in Ms. Kelly; Tanglewood dr ;
She was glad to hear that TV's and music are being pulled from this application because she was concerned. The noise is disturbing and travels far.
Chairman Simiriglia states all approvals will be limited with a noise ordinance.

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

Roll Call:

Mr. Bucceroni         Yes
Mr. Scarduzio         Yes
Mrs. Chiumento        Yes
Mr. Rosati            Yes
Mr. Acevedo           Yes
Mr. Treger            Yes
Chairman Simiriglia    Yes

Application Approved.

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

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162075DSPW
AMANDA HOTZ
Block 4301, Lot 4

WHEREAS, Amanda Hotz, is the tenant of the land and premises located at 630 Lower-Landing Road, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to allow outside seating and withdrew her request for outdoor music and televisions and for a Site Plan waiver for the property located upon Block 4301, Lot 4 as shown on the Official Map of the Township of Gloucester, in a NC Zone, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 11, 2017, 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, Amanda Hotz is the tenant of the land and premises located at 630 Lower-Landing Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4301, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she has operated the bar for two years and she is losing business in the summer because patrons like to sit outside in nice weather. She has 8 employees with a maximum of 5 at any one time. There will be a maximum of 50 patrons on the patio.

Mr. Bradley, a Professional Planner, testified the patio will be concrete 17’x58’ and there will be 50 parking spaces and a maximum of 99 customers total. He stated the patio is compatible with the existing building and the new patio will allow customers to smoke. He agreed to meet with Mr. Lechner on site to design a landscape buffer. The applicant also agreed to all comments in Mr. Mellett’s letter of 1-9-17 and Mr. Lechner’s letter of 12-12-16.

There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use Variance for outside dining only and Site Plan waiver, the Board voted seven (7) in favor, none (0) against; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits 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 11th day of January, 2017 that the applicant, Amanda Hotz, is
hereby granted the aforesaid Use Variance and Site Plan waiver for the property located upon Block 4301, Lot 4, 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 meeting with Mr. Lechner.
ROLL CALL:

LIST NAMES

Arlene Chiumento   Yes
Kevin Bucceroni    Yes
Carmen Scarduzzio Yes
Andrew Rosati      Yes
Frank Simiriglia   Yes
Mike Acevedo       Yes
Ken Treger         Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

________________________    ________________
Frank Simiriglia             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 8th Day of February, 2017.

________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162047CDPMFMS
BIMBO BAKERIES USA, INC.
Block 13305 & 13307, Lots 1-2-3 AND 5

WHEREAS, Bimbo Bakeries, is the owner of the land and premises located at 1320 & 1340 Blackwood-Clementon Road; 700 Plaza Dr., in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary and Final Site Plan and certain waivers for the property located upon Block 13305 & 13307, Lots 1-2-3 and 5 as shown on the Official Map of the Township of Gloucester, said application being represented by John Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 11, 2017, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicant, Bimbo Bakeries is the owner of the land and premises located at Blackwood Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13305 & 13307, Lots 1-2-3 and 5, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant produced Norman Rogers, Professional Engineer, and Addison Bradley, Professional Planner. Introduced into evidence were (A1) a Store sign (A2) on Site Plan.

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

Mr. Bradley, a Professional Planner, testified as to the waivers requested namely allowing one and a half caliper instead of the two and a half for the trees and the reason for the waiver of the decorative lights and the reason for the 18 foot driveway. The applicant agreed with all other comments in Mr. Lechner and Mr. Mellett’s reports.

There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a Preliminary and Final Site Plan and the aforesaid waivers, the Board voted seven (7) in favor, none (0) against; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of
the size and shape of the lot and the Board was of the opinion that the benefits 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 11th day of January, 2017 that the applicant, Bimbo Bakeries, is
hereby granted the aforesaid Site Plan and waivers for the property located upon Block 13305 &
13307, Lots 1-2-3 and 5, as shown on the Official Tax Map of the Township of Gloucester,
consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Arlene Chiumento               Yes
Kevin Bucceroni               Yes
Carmen Scarduzzio             Yes
Andrew Rosati                 Yes
Frank Simiriglia              Yes
Mike Acevedo                  Yes
Ken Treger                    Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________  _______________________
Frank Simiriglia             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 8th Day of February, 2017.

__________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>#152057C</td>
<td>James F. Clark, Jr.</td>
<td>863 Williamstown-Erial Rd., Sickl</td>
<td>18301</td>
<td>10.01</td>
<td>30' x 14' (420 sq. ft.) shed 20' setback</td>
<td>C</td>
<td>Granted</td>
<td>05/11/2016</td>
</tr>
<tr>
<td>#152059DSPW</td>
<td>Pilot Services, Inc.</td>
<td>943 Little Gloucester Rd., Black</td>
<td>20101</td>
<td>19</td>
<td>Adult Daycare Program for Developmental Disabilities</td>
<td>D SPW</td>
<td>Granted w/Conditions</td>
<td>01/27/2016</td>
</tr>
<tr>
<td>#152060C</td>
<td>Loren Dale Anderson</td>
<td>905 St. Mark Dr., Glendora</td>
<td>1307</td>
<td>5</td>
<td>75’ x 60’ Overhang (new roof over new door) w/3’ setback</td>
<td>C</td>
<td>Granted</td>
<td>02/10/2016</td>
</tr>
<tr>
<td>#152061C</td>
<td>Pamela &amp; William Farrell</td>
<td>1 E. Brookline Dr., Laurel Springs</td>
<td>8201</td>
<td>7</td>
<td>6’ vinyl fence w/2nd front 23’ setback &amp; 26’ rear setback</td>
<td>C</td>
<td>Granted</td>
<td>02/10/2016</td>
</tr>
<tr>
<td>#152063C</td>
<td>Ronald E. Green, Jr.</td>
<td>140 Corte DiCantania, Lacey</td>
<td>11402</td>
<td>29</td>
<td>6’ white &amp; tan fence w/setbacks: F(1)=1'; F(2)=7'; R=7’</td>
<td>C</td>
<td>Granted w/Conditions</td>
<td>02/10/2016</td>
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<tr>
<td>#152065C</td>
<td>Al Belmont</td>
<td>125 Coles Rd., Blackwood</td>
<td>8302</td>
<td>7</td>
<td>336 sq. ft. shed</td>
<td>C</td>
<td>Granted</td>
<td>02/10/2016</td>
</tr>
<tr>
<td>#152041A</td>
<td>1840 P. Cheeseman Rd. LLC</td>
<td>1840 Peter Cheeseman Rd., Blackwood</td>
<td>14003</td>
<td>13</td>
<td>Appeal of Administrative Decision</td>
<td>A</td>
<td>Granted w/Conditions</td>
<td>02/10/2016</td>
</tr>
<tr>
<td>#152043PMSFMS</td>
<td>Residential Substance Abuse Center</td>
<td>1840 P. Cheeseman Rd. LLC, Blackwood</td>
<td>14003</td>
<td>13</td>
<td>Residential Substance Abuse Center</td>
<td>PMSFMS</td>
<td>REVISED</td>
<td>SEE BELOW</td>
</tr>
<tr>
<td>#152064CDSPW</td>
<td>David J. McCloskey</td>
<td>340 Erial Rd., Blackwood</td>
<td>11001</td>
<td>52</td>
<td>16' x 60' sided digital billboard</td>
<td>C D SPW</td>
<td>Granted w/Conditions</td>
<td>02/10/2016</td>
</tr>
<tr>
<td>#162001BD</td>
<td>Brahin Properties</td>
<td>1263/1271/1289 Jarvis Rd., Sickl</td>
<td>16504</td>
<td>10/11/12</td>
<td>50 Single Family Homes</td>
<td>B D</td>
<td>Granted w/Conditions</td>
<td>02/24/2016</td>
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<tr>
<td>#162003D</td>
<td>Arthur Steiner</td>
<td>2143 Garwood Rd., Erial</td>
<td>16102</td>
<td>32</td>
<td>Rebuilding SFD (Rancher) due to fire</td>
<td>D</td>
<td>Granted</td>
<td>02/24/2016</td>
</tr>
<tr>
<td>#162006C</td>
<td>Lisa Crowley</td>
<td>18 Persimmon St., Sicklerville</td>
<td>21002</td>
<td>18</td>
<td>10’ x 16’ wood shed w/2’ Dwelling; 10’ prop line</td>
<td>C</td>
<td>Denied</td>
<td>03/09/2016</td>
</tr>
<tr>
<td>#162008C</td>
<td>Susan Fago</td>
<td>30 Kenrick Ave., Erial</td>
<td>16004</td>
<td>1</td>
<td>4’chain link; 6’ wood fence w/1’ s/b(s)</td>
<td>C</td>
<td>Granted</td>
<td>03/09/2016</td>
</tr>
<tr>
<td>#162009C</td>
<td>James &amp; Brett Nelson</td>
<td>2 Sandstone Dr., Sicklerville</td>
<td>18306</td>
<td>1</td>
<td>240 sq ft shed; 5’fence w/ 25’ setback</td>
<td>C</td>
<td>Granted</td>
<td>03/09/2016</td>
</tr>
<tr>
<td>#152041PMSFMSa1DM</td>
<td>Residential Healthcare Facility/Drag &amp; Alcohol Reab</td>
<td>1840 P. Cheeseman Rd. LLC (RCA)</td>
<td>14003</td>
<td>13</td>
<td>Residential Healthcare Facility/Drag &amp; Alcohol</td>
<td>PMSFMSa1DM</td>
<td>Denied</td>
<td>04/14/2016</td>
</tr>
<tr>
<td>#162010C</td>
<td>Norman &amp; Josette Noftada</td>
<td>60 Argyle Ave., Blackwood</td>
<td>12807</td>
<td>1</td>
<td>20’x13’ sunroom w/20’6” s/b 2nd F</td>
<td>C</td>
<td>Granted</td>
<td>04/14/2016</td>
</tr>
<tr>
<td>#162011C</td>
<td>Denise &amp; Al Wolf</td>
<td>36 Sherri Lane, Erial</td>
<td>17502</td>
<td>19</td>
<td>Pole Barn 30’x20’x14’ w/6’s/b</td>
<td>C</td>
<td>Granted</td>
<td>04/14/2016</td>
</tr>
<tr>
<td>Application</td>
<td>Name</td>
<td>Street</td>
<td>Block</td>
<td>Lot</td>
<td>Description</td>
<td>Type</td>
<td>Decision</td>
<td>Date</td>
</tr>
<tr>
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<tr>
<td>#162012C</td>
<td>Keith Quigley</td>
<td>364 Harford Rd., Somerdale</td>
<td>9502</td>
<td>8</td>
<td>In ground pool 16' x 36' w/5' s/b to concrete (8' to water edge)</td>
<td>C</td>
<td>Granted With Conditions</td>
<td>04/14/2016</td>
</tr>
<tr>
<td>#162013DM</td>
<td>Robert Yost</td>
<td>711 Floodgate Rd., Glendora</td>
<td>1305</td>
<td>6 &amp; 7</td>
<td>Moving boundary lines</td>
<td>DM</td>
<td>Granted With Conditions</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>#162014C</td>
<td>Fred &amp; Joan Staas</td>
<td>151 Florence Ave., Laurel Springs</td>
<td>8102</td>
<td>1</td>
<td>Replacing 6' wood fence w/6' vinyl w/s/b 16' 2nd F; 27' F</td>
<td>C</td>
<td>Granted</td>
<td>05/11/2016</td>
</tr>
<tr>
<td>#162015CDM</td>
<td>88 Equities, LLC</td>
<td>1532 Little Gloucester Rd., Clementon</td>
<td>13203</td>
<td>5.01</td>
<td>Convert Units to non-age restricted &amp; from condo to apts.</td>
<td>CDM</td>
<td>Granted With conditions</td>
<td>05/11/2016</td>
</tr>
<tr>
<td>#162016CDSPW</td>
<td>Harry Lamplugh</td>
<td>617 S. Black Horse Pk., Blackwood</td>
<td>5505</td>
<td>2.01</td>
<td>20'x40'x12' Pole Barn w/1' s/b</td>
<td>CDSPW</td>
<td>Granted With Conditions</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>#162017C</td>
<td>Alexander Crown</td>
<td>1700 Winding Way, Clementon</td>
<td>13201</td>
<td>76</td>
<td>6' vinyl fence w/6' s/b; 12'x12' wood shed on 13'x13' concrete pad w/1' s/b (move shed to Laurel)</td>
<td>C</td>
<td>Granted With conditions</td>
<td>06/08/2016</td>
</tr>
<tr>
<td>#162018C</td>
<td>Patrick Countey</td>
<td>39 Brantley Way, Sicklerville</td>
<td>15602</td>
<td>1</td>
<td>6' wood fence w/12'4&quot; s/b</td>
<td>C</td>
<td>Granted</td>
<td>06/08/2016</td>
</tr>
<tr>
<td>#162019C</td>
<td>Edward T. Downs</td>
<td>14 Sofia Ct., Blackwood</td>
<td>4001</td>
<td>8</td>
<td>7'x7' hot tub 2' s/b house - 3' s/b apron 6' waters edge</td>
<td>C</td>
<td>Closed Not Needed</td>
<td>04/21/2016</td>
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<tr>
<td>#162020C</td>
<td>Ken Smith</td>
<td>644 Good Intent Rd., Blackwood</td>
<td>5001</td>
<td>22</td>
<td>30'x30'x15'9&quot; Garage w/7' s/b R&amp;S (approved w/10's/b)</td>
<td>C</td>
<td>Granted With conditions</td>
<td>06/08/2016</td>
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<tr>
<td>#162021C</td>
<td>Thomas W. Tyler, Jr.</td>
<td>1257 Jarvis Rd., Erial</td>
<td>16504</td>
<td>13</td>
<td>34'x35'x25' w/8' s/b Pole Barn</td>
<td>C</td>
<td>Granted</td>
<td>07/13/2016</td>
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<tr>
<td>#162022C</td>
<td>Bruce L. Jones</td>
<td>19 Whalen Ave., Sicklerville</td>
<td>16802</td>
<td>12</td>
<td>12'x20' deck w/18' s/b rear</td>
<td>C</td>
<td>Granted</td>
<td>07/13/2016</td>
</tr>
<tr>
<td>#162025C</td>
<td>Jude &amp; Debra Cohen</td>
<td>2 Laurel Wood Ct., Laurel Springs</td>
<td>20401</td>
<td>1</td>
<td>18'x22' composite deck</td>
<td>C</td>
<td>Granted</td>
<td>07/13/2016</td>
</tr>
<tr>
<td>#162026C</td>
<td>Joseph Massanovia</td>
<td>719 Wyngate Rd., Somerdale</td>
<td>8801</td>
<td>17</td>
<td>6' vinyl fence w/F s/b 60'; S 20' s/b</td>
<td>C</td>
<td>Granted</td>
<td>07/13/2013</td>
</tr>
<tr>
<td>#162027C</td>
<td>Kristy &amp; Tim Koebernik</td>
<td>301 South Dr., Blackwood</td>
<td>10703</td>
<td>1</td>
<td>6' wood fence w/10' F &amp; S 1 &amp; 2</td>
<td>C</td>
<td>Granted</td>
<td>08/10/2016</td>
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<tr>
<td>#162030C</td>
<td>John Glemser, Sr.</td>
<td>228 Cedar Ave., Blackwood</td>
<td>10401</td>
<td>7</td>
<td>3 sheds w/setbacks</td>
<td>C</td>
<td>Granted With Conditions</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>#162031C</td>
<td>Pat's Industry, LLC</td>
<td>110 Black Horse Pike, Blackwood</td>
<td>6502</td>
<td>2</td>
<td>Impound Lot</td>
<td>C</td>
<td>Granted</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>Application</td>
<td>Name</td>
<td>Street</td>
<td>Block</td>
<td>Lot</td>
<td>Description</td>
<td>Type</td>
<td>Decision</td>
<td>Date</td>
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</tr>
<tr>
<td>#162032C</td>
<td>Lisa Creedon</td>
<td>57 Gray Pebble Cir, Sicklerville</td>
<td>18304</td>
<td>2</td>
<td>6’ vinyl fence w/F2 s/b of 17’</td>
<td>C</td>
<td>Granted</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>#162033C</td>
<td>Patricia Terramastra</td>
<td>125 7th Ave., Glendora</td>
<td>1208</td>
<td>6</td>
<td>5’ vinyl fence w/s/b; shed w/s/b</td>
<td>C</td>
<td>Granted</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>#162034C</td>
<td>Cynthia Beebe</td>
<td>992 Sicklerville Rd., Sicklerville</td>
<td>18401</td>
<td>9</td>
<td>8’ dog eared wood fence w/ 20’ s/b</td>
<td>C</td>
<td>Granted</td>
<td>08/10/2016</td>
</tr>
<tr>
<td>#162035CDPFMSPPF</td>
<td>Ville 2, LLC</td>
<td>1035 Sicklerville Rd., Sicklerville</td>
<td>18501</td>
<td>2 &amp; 11</td>
<td>42 TNH; amend density (Phase IV)</td>
<td>CDPFMSPPF</td>
<td>Granted</td>
<td>08/24/2016</td>
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<tr>
<td>#162038C</td>
<td>Edward Casey, Jr</td>
<td>321 Pine Ave., Blackwood</td>
<td>11606</td>
<td>24</td>
<td>6’ vinyl fence w/9’ s/b</td>
<td>C</td>
<td>Granted</td>
<td>08/10/2016</td>
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<tr>
<td>#162040C</td>
<td>John &amp; Maryellen Callen</td>
<td>212 Burleigh Dr., Somerdale</td>
<td>12306</td>
<td>9</td>
<td>10x20x10 shed w/s/b 4.4’</td>
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<td>Granted</td>
<td>09/14/2016</td>
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<tr>
<td>#162041C</td>
<td>Clifford Gano</td>
<td>12 Glamis Rd., Blackwood</td>
<td>18310</td>
<td>67</td>
<td>15x20 concrete patio w/1.5’ s/b from property line</td>
<td>C</td>
<td>Granted</td>
<td>09/28/2016</td>
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<tr>
<td>#162042C</td>
<td>Frederick Kilichowski</td>
<td>300 Station Ave., Glendora</td>
<td>1702</td>
<td>6</td>
<td>6’ vinyl fence w/10.5’ s/b; shed 10x16 w/b s/b 5’ F2</td>
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<td>Granted</td>
<td>09/14/2016</td>
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<tr>
<td>#162001BDCPMSFMS</td>
<td>Brahm Properties, Inc.</td>
<td>1289-1271-1263 Jarvis Rd., Sicklerville</td>
<td>16504</td>
<td>10,11,12</td>
<td>50 SFD w/accessory functions &amp; 3 lots for open space &amp; drainage</td>
<td>CPMSFMS</td>
<td>Granted Prelim Only</td>
<td>08/10/2016</td>
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<tr>
<td>#162045C</td>
<td>Jennifer Barbajevanni</td>
<td>244 Ridge Ave., Blackwood</td>
<td>7807</td>
<td>8</td>
<td>6’ stockade wood fence w/0 s/b</td>
<td>C</td>
<td>Granted</td>
<td>09/14/2016</td>
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<tr>
<td>#162046C</td>
<td>Ronald Babli</td>
<td>324 Keystone Ave., Blackwood</td>
<td>7811</td>
<td>7</td>
<td>Metal carport 20’ x30’ x12’ w/5’ R &amp; S s/b</td>
<td>C</td>
<td>Granted</td>
<td>09/28/2016</td>
</tr>
<tr>
<td>#162047CD</td>
<td>Bimbo Bakeries USA, Inc.</td>
<td>1320-1340 Blkwd-Clementon 700 Plaza Dr., Clementon</td>
<td>13365</td>
<td>1-2-3</td>
<td>712 Water Ice &amp; Entemanns Retail Bakery &amp; Distribution</td>
<td>CD</td>
<td>Granted Need Site Plan</td>
<td>10/26/2016</td>
</tr>
<tr>
<td>#162048C</td>
<td>Gerard BiBona</td>
<td>23 Fairmount Ave., Sicklerville</td>
<td>16121</td>
<td>3</td>
<td>6’ wht vinyl fence w/F2 s/b 16’</td>
<td>C</td>
<td>Granted</td>
<td>09/28/2016</td>
</tr>
<tr>
<td>#162049C</td>
<td>Mark Sannuti</td>
<td>16 Vail Rd., Sicklerville</td>
<td>19804</td>
<td>9</td>
<td>6’ tan vinyl fence w/F2 s/b 3’</td>
<td>C</td>
<td>Granted</td>
<td>09/28/2016</td>
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<tr>
<td>#162051C</td>
<td>Matt Brandley</td>
<td>237 Hinton Way, Somerdale</td>
<td>9203</td>
<td>14</td>
<td>6’ vinyl fence w/F1 38’ s/b &amp; F2 19’</td>
<td>C</td>
<td>Granted With Conditions</td>
<td>10/26/2016</td>
</tr>
</tbody>
</table>
# ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2016 Annual Report

<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>#162051C</td>
<td>Edward Getley</td>
<td>808 Wyngate Rd., Somerdale</td>
<td>9302</td>
<td>12</td>
<td>2nd shed 10' x 20' x 11.5' w/ S/B</td>
<td>C</td>
<td>Granted</td>
<td>11/09/2016</td>
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<tr>
<td>#162054C</td>
<td>Reza P. Razaui</td>
<td>6 Centennial Ct., Erial</td>
<td>17606</td>
<td>3</td>
<td>2nd shed 12' x 28' x 3' w/ S/B</td>
<td>C</td>
<td>Granted</td>
<td>10/26/2016</td>
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<tr>
<td>#162056C</td>
<td>Jeffrey Barachko</td>
<td>104 Pine Ave., Blackwood</td>
<td>11504</td>
<td>15</td>
<td>Rebuild structure &amp; decking 33.5' x 15' w/ 12' s/b F1 13' F2 s/b</td>
<td>C</td>
<td>Granted</td>
<td>11/09/2016</td>
</tr>
<tr>
<td>#162057C</td>
<td>Joseph &amp; Rosemarie Tabasco</td>
<td>47 Shelly St., Sicklerville</td>
<td>15821</td>
<td>53</td>
<td>Sunrm 9' x 12' x 24' on wood frame construction; deck 12' x 12' w/ 2.33 s/b</td>
<td>C</td>
<td>Granted</td>
<td>11/09/2016</td>
</tr>
<tr>
<td>#162060C</td>
<td>Matthew Rosenhoover</td>
<td>2 Linden Ave., Blackwood</td>
<td>5802</td>
<td>1</td>
<td>6' wood fence w/ 8' s/b</td>
<td>C</td>
<td>Granted</td>
<td>11/09/2016</td>
</tr>
<tr>
<td>#162001BDCPMSFMS</td>
<td>Brahin Properties</td>
<td>1263/1271/1289 Jarvis Rd., Sicklerville</td>
<td>16504</td>
<td>10/11/12</td>
<td>50 Single Family Homes</td>
<td>C PMS FMS</td>
<td>Granted Final Major Subdivision</td>
<td>10/26/2016</td>
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<tr>
<td>#16208DSPW</td>
<td>Mohinder’s Gas, LLC</td>
<td>585 Berlin Cross Keys Rd., Sicklerville</td>
<td>18404</td>
<td>2</td>
<td>Gas Station; Convenience Store &amp; Propane Refilling Station</td>
<td>D SPW</td>
<td>Granted</td>
<td>11/23/2016</td>
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<tr>
<td>#162062C</td>
<td>Patricia Stergin</td>
<td>1008 Central Ave., Glendora</td>
<td>1202</td>
<td>1</td>
<td>18' x 12' x 9' 10&quot; wood/vinyl shed 10' R S/B; F2 13'; 6' to 4' vinyl fence F2 S/B 11'; 6'4&quot; fence 1' EOP</td>
<td>C</td>
<td>Granted</td>
<td>11/09/2016</td>
</tr>
<tr>
<td>#162064C</td>
<td>Michael Iannelli</td>
<td>13 Antientam Dr., Laurel Springs</td>
<td>10104</td>
<td>14</td>
<td>6' w/ h vinyl fence w/ 11' s/b</td>
<td>C</td>
<td>Granted</td>
<td>11/23/2016</td>
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<tr>
<td>#162067C</td>
<td>Matthew Chester</td>
<td>430 Huntington Ave., Glendora</td>
<td>1704</td>
<td>24</td>
<td>Expand BR 10' x 15' w/ 3.8 S1, 6.5 S2, 13.4 R setbacks</td>
<td>C</td>
<td>Granted</td>
<td>12/14/2016</td>
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<tr>
<td>#162068C</td>
<td>Kwok K. Lim</td>
<td>850 Somerdale Rd., Blackwood</td>
<td>8703</td>
<td>1</td>
<td>6' vinyl fence w/ F2 setback of 21'</td>
<td>C</td>
<td>Granted</td>
<td>11/23/2016</td>
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<tr>
<td>#162047CDPMFMFMS</td>
<td>Bimho Bakaries USA, LLC</td>
<td>1320-1340 Blackwood-Clementon Rd; 700 Plaza Dr., Clementon</td>
<td>13305</td>
<td>1-2-3</td>
<td>Prelim &amp; Final Major Site - Retail Distribution Center</td>
<td>PMS FMS</td>
<td>TABLED</td>
<td>01/11/2017</td>
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<tr>
<td>#162070C</td>
<td>Bruce &amp; Faye Merritt</td>
<td>12 Michael Rd., Sicklerville</td>
<td>15814</td>
<td>6</td>
<td>27' x 12' attached rear wood deck w/ 8' R setback</td>
<td>C</td>
<td>Granted</td>
<td>12/14/2016</td>
</tr>
<tr>
<td>#162075DSPW</td>
<td>Amanda Hotz</td>
<td>630 Lower Landing Rd., Blackwood</td>
<td>4301</td>
<td>4</td>
<td>Outside sitting area w/ bar, music</td>
<td>D SPW</td>
<td>2017 Agenda</td>
<td></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Application</th>
<th>Name</th>
<th>Street</th>
<th>Block</th>
<th>Lot</th>
<th>Description</th>
<th>Type</th>
<th>Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>#162076C</td>
<td>NVR, Inc. d/b/a Ryan Homes</td>
<td>149-147-145-143 Village Green La</td>
<td>18504</td>
<td>45,46,47,48</td>
<td>10’x14’ deck w/ setbacks 17’ to 13’</td>
<td>C</td>
<td>Granted</td>
<td>01/11/2017</td>
</tr>
<tr>
<td>#152041PMSFMSaIDM</td>
<td>1840 P. Cheeseman Rd., LLC (RCA)</td>
<td>1840 Peter Cheeseman Rd., Blackwood</td>
<td>14003</td>
<td>13</td>
<td>Residential Healthcare Facility/Drug &amp; Alcohol Rehab</td>
<td>PMSFMSaIDM</td>
<td>Granted PMS only</td>
<td>01/11/2017</td>
</tr>
<tr>
<td>#162015CDM</td>
<td>88 Equities, LLC</td>
<td>1532 Little Gloucester Rd., Clementon</td>
<td>13203</td>
<td>5.01</td>
<td>Requesting Extension Minor Subdivision</td>
<td>CDM</td>
<td>Granted</td>
<td></td>
</tr>
</tbody>
</table>
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172001C
Angela & Keith Dugan
1701 Briarwood Drive
BLOCK 8704, LOT 16
DATE: January 17, 2017

The above application is to permit a 16' x 12' kitchen addition within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION
1. Zone: R-3 - Residential District [§405].

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±9,375 sf</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Briarwood Drive</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>125 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±16.2%</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±31.4%</td>
<td>yes</td>
<td></td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (addition)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Briarwood Drive</td>
<td>30 ft.</td>
<td>&gt; 30 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>High Street</td>
<td>30 ft.</td>
<td>±27 ft.</td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>Side yard (addition)</td>
<td>10 ft.</td>
<td>±32 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Rear yard (dwelling)</td>
<td>30 ft.</td>
<td>±54 ft.</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/p</td>
<td>---</td>
<td></td>
</tr>
</tbody>
</table>

1 = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§405.F, Area, Yard, Height, and Building Coverage
1. Front yard (High Street): (±27 ft. provided v. 30 ft. minimum required).
2. Building height
   a. The applicant must provide the proposed building height to determine compliance.

POSITIVE CRITERIA ("C1" and "C2" variances)
The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

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

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

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

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

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a 12' x 16' addition approximately seven (27) feet from the front property line along High Street (30 ft. minimum required).

IV. RECOMMENDATIONS
1. The Applicant must address the above underlined comments.

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

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

For Office Use Only

Submission Date: Application No. #172001c

Planning Board  x  Zoning Board of Adjustment

Upon receipt of all fees, documents, plans, etc:
Taxes Paid Yes/No (Initial)
Fees 160.00  Project #

Escr. 150.00  Escri.#

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Angela Duggan  Keith Duggan
Address: 1701 Briarwood Drive
City: Blackwood
State, Zip: NJ 08012
Phone: 483-397-1006  Fax: (-)
Email: sonnydoodle@gmail.com

2. Owner(s) (List all Owners)

Name(s): Angela Duggan  Keith Duggan
Address: 1701 Briarwood Drive
City: Blackwood
State, Zip: NJ 08012
Phone: 483-397-1006  Fax: (-)

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

☐ Informal Review 2
☐ Minor Subdivision
☐ Preliminary Major Subdivision 2
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan 2
☐ Final Major Site Plan
☐ Conditional Use Approval 2
☐ General Development Plan 2

☐ Planned Development 2
☐ Interpretation 2
☐ Appeal of Administrative Officer's Decision
☐ Bulk "C" Variance 2
☐ Use "D" Variance 2
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

☐ _____________________________

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

4. Zoning Districts (Circle all Zones that apply)

<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>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

Name of Attorney: ____________________________
Address: __________________________________
City: ____________________________

Firm: ____________________________
State, Zip: ____________________________
Phone: (____) ______ Fax: (____) ______
Email: ____________________________
### 6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Rocco Romano</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>202 Smallwood Drive</td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Mickleton</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08050</td>
</tr>
<tr>
<td>Phone:</td>
<td>954-381-7712</td>
</tr>
<tr>
<td>Fax:</td>
<td>(__) - -</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:rroman@hr.com">rroman@hr.com</a> @comcast.net</td>
</tr>
<tr>
<td>Name:</td>
<td></td>
</tr>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

### 7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>1701 Briarwood Drive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block(s):</td>
<td>8704</td>
</tr>
<tr>
<td>Lot(s):</td>
<td>10</td>
</tr>
</tbody>
</table>

### 8. Land Use:

- **Existing Land Use:** Residential
- **Proposed Land Use (Describe Application):** Kitchen extended 16' x 12' w/ 27' left side property line, (high Sr) in lieu of 30' setback.

### 9. Property:

- **Number of Existing Lots:** 1
- **Number of Proposed Lots:** 0
- **Proposed Form of Ownership:**
  - □ Fee Simple
  - □ Cooperative
  - □ Condominium
  - □ Rental

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

### 10. Utilities: (Check those that apply.)

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

### 11. List of Application Submission Materials:

List all additional materials on an additional sheet.

### 12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>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. &quot;1&quot;</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P. &quot;2&quot;</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></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>

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>I</th>
<th>Number of parking spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required:</td>
<td>I</td>
<td>Number of loading spaces provided:</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 of Applicant:** [Signature]
- **Date:** 11/28/16

- **Signature of Co-applicant:** [Signature]
- **Date:** 12/13/16
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

Signature

Print Name

Signature

Print Name


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

Signature of Applicant

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 12-13-16, shows and discloses the premises in its entirety, described as Block 8904 Lot 16 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

Name of property owner or applicant

Sworn and subscribed to On this 13th day of December 2016 before the following authority.

MICHAELENE TREGER

ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
Zoning Permit Denial
1701 BRIARWOOD CT
Block/Lot 8704/16

Applicant
DUGAN KEITH E & ANGELA
1701 BRIARWOOD ROAD
BLACKWOOD NJ 08012

Real Estate Owner
DUGAN KEITH E & ANGELA
1701 BRIARWOOD ROAD
BLACKWOOD NJ 08012

This is to certify that the above-named applicant for a permit to/authorization for a proposed rear yard 10'x12' addition located 54' from the rear property line and 27' from the left side property line (2nd front property line). This application for approval is hereby denied

Zone R3
Application is Denied

Comments on Decision:
Addition must be setback a minimum of 30' from the property line along High St. A Variance approval is required prior to issuance of permits.

Additional permits must be obtained through the Construction Office

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

Aissa Ortiz
Zoning Officer
November 16, 2016
Appld No. 10951

Cut Here

Deliver to...

DUGAN KEITH E & ANGELA
1701 BRIARWOOD ROAD
BLACKWOOD NJ 08012
To whom it may concern:

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

Name  Keith + Angela Dugan
Address 1701 Briarwood Dr.
Block 8704 Lot 16

11-23-16

Date

Maurann Lusa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

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

Re: Application #172001C  
Angela & Keith Dugan  
1701 Briarwood Drive, Blackwood, NJ 08012  
Block 8704, Lot 16

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: January 3, 2017

APPLICANT: ANGELA & KEITH DUGAN

APPLICATION No. #172001C

PROJECT No. 11011

BLOCK(S): 8704  Lot(S): 16

LOCATION: 1701 Briarwood Dr., Blackwood 08012

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by January 16, 2017
☐ For Your Files.

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

Signature

Date: 1-5-17

[Signature]
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172002C
Christopher J. Worthington
501 Fresno Place
BLOCK 3203, LOT 41

DATE: January 18, 2017

The above application is to permit a 10’ x 20’ detached private garage within the R-3 Residential district as per the attached sketch.

I. **ZONING INFORMATION**
   1. Zone: R-3 ~ Residential District [§405].

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>±17,563 sf&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.— cul-de-sac)</td>
<td>56.25 ft</td>
<td>64.55 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft</td>
<td>106.07 ft</td>
<td>enc</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±7.2%&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±11.9%&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
</tr>
</tbody>
</table>

**PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (Max.)</td>
<td>800 sf</td>
<td>200 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,078 sf&lt;sup&gt;1&lt;/sup&gt;</td>
<td>200 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Stories (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Number of garages (max.)</td>
<td>1</td>
<td>1</td>
<td>Yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±80 ft&lt;sup&gt;1&lt;/sup&gt;</td>
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</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft</td>
<td>±93 ft&lt;sup&gt;1&lt;/sup&gt;</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft</td>
<td>±5 ft&lt;sup&gt;1&lt;/sup&gt;</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft</td>
<td>±6 ft&lt;sup&gt;1&lt;/sup&gt;</td>
<td>no*</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft</td>
<td>6.5 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft</td>
<td>±9 ft</td>
<td>yes</td>
</tr>
</tbody>
</table>

<sup>1</sup> = Scaled data. *enc* = Existing nonconformance.
* = Variance required

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

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

§422.H, Private Garages
1. Side yard: (±5 ft. provided v. 10 ft. minimum required).
2. Rear yard: (±6 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage five (5) feet from the side property line and six (6) feet from the rear property line (10 ft. minimum required).

cc: Christopher J. Worthington
Anthony Costa, Esq.
James Mellett, PE
# TOWNSHIP OF GLOUCESTER

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

---

### For Office Use Only

Submission Date: Blank  
Application No.: Blank  
Taxes Paid Yes/No: Blank (Initial)  
Fees: Blank  
Project #: Blank  

Upon receipt of all fees, documents, plans, etc.: Blank  
REVISED 11/16/21  
Escr.: Blank  
Escr.#: Blank  

---

### LAND DEVELOPMENT APPLICATION

---

#### 1. Applicant

Name: Christopher J. Worthington  
Address: 501 Fresno Place  
City: Magnolia  
State, Zip: NJ 08049  
Phone: (609)791-8008  
Fax: Blank  
Email: ctworthington7@gmail.com

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

Name(s): Christopher Worthington  
Address: 501 Fresno Place  
City: Magnolia  
State, Zip: NJ 08049  
Phone: (609)791-8008  
Fax: Blank

---

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

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

---

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
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<th>G-RD</th>
<th>LP-1</th>
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<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>
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<tr>
<td>IR</td>
<td></td>
<td></td>
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<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: Blank  
Firm: Blank  
Address: Blank  
State, Zip: Blank  
Phone: (___)____ Fax: (___)____  
Email: Blank  

---

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

Name: Christopher Worthington
Address: 501 Fresno Place
Profession: Printer/homeowner
City: Magnolia
State, Zip: AL 08049
Phone: (501) 800-8008 Fax: (____)________
Email: CWorthington7@gmail.com

7. Location of Property:

Street Address: 501 Fresno Place, Magnolia AL
Tract Area:
Block(s): 3203
Lot(s): 41

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): SIZE / SETBACK / 2L GARAGE
6' side 10' 6" R1 30'

9. Property:

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

10. Utilities: (Check those that apply.)

□ Public Water □ Public Sewer □ Private Well □ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

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

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

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

**Garage Application**
- Garage Area: 200 sq ft
- Garage height: 7' side wall
- Number of garages: 1
- Number of stories: 1

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

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

Date: 12/5/04

[Signature of Co-applicant]

Date: 12/5/04
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: 12/15/16

Signature: 

Print Name: Christopher Worthington

Print Name: 


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Signature of Applicant: 

Print Name: Christopher Worthington

Date: 11/20/16

19. Survey waiver certification:

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

State of New Jersey, County of Camden: Sworn and subscribed to

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

Sworn and subscribed to on this 15 day of December, 2016 before the following authority.

Name of property owner or applicant: Michele Lynne

Notary Public: Michele Lynne Lang

State of New Jersey
My Commission Expires October 1, 2018
AGS Structures single car garages are great for lawn equipment storage, car, truck or boat storage, or even for hobby car you hope to restore. Our standard siding choices are wood siding which is painted or upgrade to vinyl siding which is 30% more. Our single car garages are delivered fully assembled ready for same day use. Our single car garages comes with one overhead garage door, reinforced floor, (2) windows and a single entry door. We also offer other options such as vents, shutters, flower boxes or even ramps.

**STANDARD FEATURES & SPECIFICATIONS:**

- 4 x 4 pressure treated skids
- Floor is 3/4" SmartFloor with 2 x 4 joists 12" on center
- Roof and walls are 2 x 4's 16" on center
- 1/2" LP Smartside
- 6'6" side walls for 10'W garages
- 7' side walls for 12'W and 14'W garages
- 10' wide come with (1) 8' x 6'6" overhead door with diamond plating at entry
- 12' or 14' wide come with (1) 9' x 7' overhead door with diamond plating at entry
- (1) 3' x 6'6" side entry door
- (2) 18" x 27" Windows
- 30-year architectural shingles
- Tar paper on roof

208 sq ft 10x20x9

over 200' perm foundation
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #172002C  
Christopher J. Worthington  
501 Fresno Place, Magnolia, NJ 08049  
Block 3203, Lot 41

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr  
Executive Director

RJC: mh
Date: January 9, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Christopher J. Worthington

Site: 501 Fresno Pl

Block: 3203  Lot: 41

Application #: 172002C

1. A structure over 200 sqft. requires a permanent foundation & possible sealed engineer plans.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 3, 2017

APPLICANT: CHRISTOPHER J. WORTHINGTON

APPLICATION No. #172002C

PROJECT No. 11012

BLOCK(S): 3203 Lot(S): 41

LOCATION: 501 FRESNO PL, MAGNOLIA, NJ 08049

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 January 16, 2017
☐ 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 and1 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

1517 Bldg. Note - Structure over 200# requires a permanent foundation + possible engineer sealed plans. J.T.

Jeanne: Please type Note for Ken. Thank you J.M.
To Whom It May Concern:

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

Name: Christopher Worthington
Address: 301 Fresno Place
Block: 3203 Lot: 41

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

Date

[Signature]
Gloucester Township Tax Collector
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #172003C
    Rebecca Sonnheim
    650 Pasadena Drive
    BLOCK 3204 LOT 23
DATE: January 18, 2017

The Applicant requests approval for a 16' x 16' shed and concrete drive within three (3) of
the side property line within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>±9,700 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>98.09 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>136.93 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±14.2%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±27.8%</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>36.4 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>18 ft. / 9.9 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1 = Scaled data.

§422.L, RESIDENTIAL TOOL SHED

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>256 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>2 ft. 7 in.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>2 ft. 3 in.</td>
<td>no*</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.
* = Variance required.

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

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

§422.L, Residential Tool Shed
1. Area: (256 sf provided v. 168 sf maximum allowed).
2. Side yard: (2 ft. 7 in. provided v. 5 ft. minimum required).
3. Rear yard: (2 ft. 3 in. provided v. 5 ft. minimum required).

§424, Driveways (Residential)
4. Side yard: (ft. provided v. 3 ft. minimum required).

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

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a shed two hundred fifty six (256) square feet (168 sf maximum allowed) and two (2) feet seven (7) inches from the side property line and two (2) feet three (3) inches from the rear property line (5 ft. minimum required) and a concrete driveway zero (0) feet from the side property line (3 ft. minimum required).

IV. RECOMMENDATIONS

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

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

For Office Use Only

Submission Date: Application No.: #17203C
☐ Planning Board  ☐ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)
Fees 160.50  Project # 1103
Esct. 150.62  Esct. # 1103

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Rebecca Sonneveld
Address: 650 Pasadena Dr
City: Gloucester Twp, NJ
State, Zip: 08049
Phone: 856-926-3919 Fax:
Email:

2. Owner(s) (List all Owners)

Name(s): Rebecca Sonneveld
Address: 650 Pasadena Dr
City: Gloucester Twp
State, Zip: 08049
Phone: 856-926-3919 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)

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<td>FP</td>
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</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: Clancy Associates</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 6010 Asbury Ave</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Engineer Land Surveyor</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: National Park</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08063</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: 856-383-7820 Fax: 856-383-7824</td>
<td>Phone: ( ) - Fax: ( ) -</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 650 Pasadena Dr.</th>
<th>Block(s): 3204</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 23</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Single Family Dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use (Describe Application): Concrete Driveway &amp; future 16x16 Shed on 16x16 concrete pad</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Are there existing deed restrictions?</th>
<th>No</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>Driveway</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</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>

<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>
</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: 
- Date: 12/19/16

- Signature of Co-applicant: 
- Date: 

---

3 of 4
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).

[Signature]
Date
Rebecca Sonnheim
Print Name

Sworn and subscribed to before me this 19 day of December, 2016 (Year).

Rebecca Sonnheim
Print Name


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

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

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

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

[Signature of Applicant]
Date
Rebecca Sonnheim
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12/19/16, shows and discloses the premises in its entirety, described as Block 3204 Lot 23, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, County of Camden:

MICHELE LYN TREGAN, in full age, being duly sworn to say, on oath and says that all of the above statement herein is true.

Sworn and subscribed to before me this 19 day of December, 2016, before the following authority.

MICHELE LYN TREGAN, Notary Public

Name of property owner or applicant

NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
Pre-existing metal shed
8' 2"  
from property line
6' 7" from property
line

16 x 16 existing concrete pad

16 x 16 shed to be placed on concrete pad

Fence

Pre-existing shed 8' 4" from property line

2' 3"

Fence

Pre-existing 10' x 10' metal shed will be removed once variance completed

650 Pasadena Dr
Magnolia, NJ 08049

Bedoy R
11/17/17
BEING BLOCK "K" PLAN OF CATALINA HILLS.

ALSO BEING LOT 23, BLOCK 3204 ON THE TAX MAP OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY.

COMMONLY KNOWN AS 650 PASADENA DRIVE, MAGNOLIA POST OFFICE, NJ 08049-1636.

PLAN OF SURVEY
LOT: 23
BLOCK: 3204

ALLIED MORTGAGE GROUP, INC.
ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR
TITLE AGENCY CO. INC.
To Whom It May Concern:

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

Name: Rebecca A. Sonheim
Address: 1450 Pasadena Dr
Block: 2204 Lot: 23

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

Date 12/19/14

Gloucester Township Tax Collector

Printed on recycled paper
January 9, 2017

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

Re: Application #172003C
Rebecca Sonnheim
650 Pasadena Drive, Magnolia, NJ 08049
Block 3204, Lot 23

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
Date: January 9, 2017
To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: Rebecca Sonnheim
Site: 650 Pasadena Dr
Block: 3204 Lot: 23
Application #: 172003C

1. The walls of the shed less than 5' from the property lines require 1hr. fire-rated exterior walls (rated from both inside & outside).

2. A shed over 200 sqft. requires a foundation & possible sealed engineer plans.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 3, 2017
APPLICANT: REBECCA SONNHEIM
BLOCK(S): 3204 Lot(S): 23
LOCATION: 650 PASADENA DR., MAGNOLIA, NJ 08049

APPLICATION No. #172003C
PROJECT No. 11013

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

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

PURPOSE OF TRANSMITTAL:
[ ] For Your Files.

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

**.builder Note:**
- The walls of the shed less than 5' from the property lines - Require 1 hr Fire rated Exterior Walls (Rated from both inside & outside)
- A Shed over 200 # Requires a Foundation + possible Sealed Engineer Plans

Jeanne, please type notes for Ken

Thanks John