Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 8, 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,

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#152005DCM
1743 Farmhouse, LLC
Zoned: R3
Use “D” Variance & Minor Subdivision
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia
Requesting an EXTENSION on the Use “D” Variance & Minor Subdivision

#172007C
Bradley Trinkner
Zoned: R3
Bulk C Variance
Block: 9503 Lot: 16
Location: 440 Hampton La., Somerdale
Front Porch with Roof on Concrete slab 34’9” x 8” w/setbacks F 23’3” – S 9’6”
#172009C
Jason Sailer
Zoned: R3

Bulk C Variance
Block: 18403 Lot: 8
Location: 16 Spring Hollow Dr., Sicklerville

16' x 36' in ground pool w/side & rear setbacks of 5' to concrete

#152041PMSFMSa1DM
1840 P Cheeseman Road, LLC
Zoned: IN

Minor Subdiv; Final Major Site Plan
Block: 14003 Lot: 13 & 14
Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Healthcare Facility/Drug & Alcohol Rehab Facility

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

**LAND DEVELOPMENT APPLICATION**

<table>
<thead>
<tr>
<th>1. Applicant</th>
<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
</table>
| Name: 1743 Farmhouse, LLC | Name(s): Stephen D. Crea  
Denise L. Herker |
| Address: 1010 E. Evesham Road | Address: same as Applicant |
| City: Magnolia | City: |
| State, Zip: New Jersey, 08049 | State, Zip: |
| Phone: (609) 820 .5472 Fax:(856) 232 .3850 | Phone: |
| Email: 1743farmhouse@gmail.com |

<table>
<thead>
<tr>
<th>3. Type of Application. Check as many as apply:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Informal Review</td>
<td>□ Planned Development</td>
</tr>
<tr>
<td>□ Minor Subdivision</td>
<td>□ Interpretation</td>
</tr>
<tr>
<td>□ Preliminary Major Subdivision</td>
<td>□ Appeal of Administrative Officer's Decision</td>
</tr>
<tr>
<td>□ Final Major Subdivision</td>
<td>□ Bulk 'C' Variance</td>
</tr>
<tr>
<td>□ Minor Site Plan</td>
<td>□ Use 'D' Variance extension</td>
</tr>
<tr>
<td>□ Preliminary Major Site Plan</td>
<td>□ Site Plan Waiver</td>
</tr>
<tr>
<td>□ Final Major Site Plan</td>
<td>□ Rezoning Request</td>
</tr>
<tr>
<td>□ Conditional Use Approval</td>
<td>□ Redevelopment Agreement</td>
</tr>
<tr>
<td>□ General Development Plan</td>
<td>□ Minor subdivision extension</td>
</tr>
</tbody>
</table>

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

<table>
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<tr>
<th>4. Zoning Districts (Circle all Zones that apply)</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>ER</td>
<td>R4</td>
</tr>
<tr>
<td>R1</td>
<td>RA</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm: The Law Office of Dennis L. Riley, Esquire</td>
</tr>
<tr>
<td>State, Zip: New Jersey 08012</td>
</tr>
<tr>
<td>Phone: (856) 232 .3800 Fax:(856) 232 .3880</td>
</tr>
<tr>
<td>Email: <a href="mailto:carlykferroesq@gmail.com">carlykferroesq@gmail.com</a></td>
</tr>
</tbody>
</table>

Name of Attorney: Carly K. Ferro, Esquire  
Address: 200 Golfview Drive  
City: Blackwood
6. Name of Persons Preparing Plans and Reports:

| Name: Erik R. Littlehales - CES Engineer Services |
| Address: 645 Berlin-Cross Keys Road |
| Profession: Professional Engineer |
| City: Sicklerville |
| State, Zip: New Jersey, 08081 |
| Phone: (856) 228-2200 Fax: (856) 228-2324 |
| Email: elittlehales@ces-1.com |

| Name: |
| Address: |
| Profession: |
| City: |
| State, Zip: |
| Phone: (_)(_)(_) Fax: (_)(_) |
| Email: |

7. Location of Property:

| Street Address: 1010 Evesham Road, Magnolia |
| Tract Area: 5.734 Acres |
| Block(s): 3306 |
| Lot(s): 11 and 12 |

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Expansion of existing house to a 14,526 square feet catering/wedding facility. Owner is to remain living in existing house until construction of future house on Lot 11.

9. Property:

| Number of Existing Lots: 2 |
| Number of Proposed Lots: 2 |
| Proposed Form of Ownership: ☐ Fee Simple ☐ Cooperative |
| ☐ Condominium ☐ Rental |
| Are there existing deed restrictions? ☐ No ☐ Yes (If yes, attach copies) |
| Are there proposed deed restrictions? ☐ No ☐ Yes |

10. Utilities: (Check those that apply.)

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>219 ft.</td>
<td>Setback from E.O.P.*1</td>
<td>13 ft.</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>153 ft.</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>25 ft. existing bldg.</td>
<td>Fence height</td>
<td>4' - 6'</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>30 ft. prop. bldg.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>420 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>634 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>5.734 ac</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt; 40 ft.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

**Pool Requirements**

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

**Garage Application**

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

**Shed Requirements**

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
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14. Parking and Loading Requirements:

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<tr>
<th>Number of parking spaces required: 99</th>
<th>Number of parking spaces provided: 99</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required: 1</td>
<td>Number of loading spaces provided: 1</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]
Signature of Applicant

[Signature]
Signature of Co-applicant

Date: 2/23/17

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).

Date

Signature

Print Name

Sworn and Subscribed to before me this 23rd day of February 2019

Signature

A Notary Public of New Jersey
My Commission Expires June 16, 2021
Print Name

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

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

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

Signature of Applicant

Print Name

Date

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12/17 shows and discloses the premises in its entirety, described as Block 330.1, Lot 14/2 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, County of Camden:
On this 23rd day of February 2019 before the following authority.

Signature of property owner or applicant

Notary public

LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021
#18 - Stephen D. Crea
1010 E. Evesham Road
Magnolia, NJ 08049

Denise L. Herker
1010 E. Evesham Road
Magnolia, NJ 08049
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION #152005DCM
1743 FARMHOUSE, LLC
Block 3306, Lot 11 & 12

WHEREAS, 1743 FARMHOUSE, LLC, is the record owner of the land and premises located at 1010 East Evesham Road in the Magnolia 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 permit a Catering/Wedding facility in a R3 Zone and a minor subdivision for the property located upon Block 3306, Lot 11 & 12, as shown on the Official Map of the Township of Gloucester, located in an R3 Zone, said application being represented by Dennis Riley Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 8, 2015 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, 1743 Farmhouse, LLC, is the record owner of the land and premises located at 1010 East Evesham Road, in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3306, Lot 11 & 12, on the Official Tax Map of the Township of Gloucester, located in an R3 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, Denise Harker, owner of the site explained that she is a wedding planner and they were hoping to use this site as a Wedding/Catering facility. She indicated they were stepping back in time since the house was built in 1743 and has the original interior, 21 rooms, a basement, original trees and landscaping. She also indicated there is a wedding tree that has been there since 1743. She indicated that her hours of operation would be mostly Friday and Saturday, however there may be some events during the week.

Norm Rogers, a Professional Engineer testified on behalf of the applicant. He indicated there is approximately 417 feet of frontage on Evesham Road and the property is approximately 5.75 acres. There is an existing home that was built in 1743 and also a bar. Lot 12 consists of the existing home of 3156 sq. ft. and they are proposing an addition of 7910 ft. for a total of 11,046 ft and the existing bar is 10.080 sq. ft. and an additional 2400 sq. ft. would make it 3400 80 sq. ft. and a total sq. footage for both of 14,526.

Admitted into evidence was (A1) a description of the site (A2) a minor subdivision. Mr. Rogers went on to explain ingress and egress, parking, fencing, trash and storm water. He indicated there are 100 parking spaces on site and they are 9 X 18’. As to traffic he indicated 17 homes could be built and would have a trip count of 174 trips whereas the catering facility would have trip count of 200 which in his opinion was minimal. Mr., Rogers reviewed Ken Lechner’s letter of March 16, 2015 and agrees with the comments therein as well as Churchill Engineering’s letter dated 3-23 and agrees with the conditions therein.

Addison Bradley, a Landscape Architect testified on behalf of the applicant. He indicated there is presently a rose garden, arbor trees and statues with water fountains. The site has a historic setting and would be a gem for Gloucester Township.
Tiffany Cuvello, a Professional Planner, testified on behalf of the applicant. Ms. Cuvello stated that the purposes of zoning would be advanced in that this would be maintaining open space, it would be preventing 17 homes from being built, she also indicated that school and churches would be permitted in this zone as well as Assisted Living. She indicated the proposed use would only be 5.7% of building coverage where 30% is allowed and the proposed use would be 30% of lot coverage instead of the allowed 75%.

As far as the purposes of zoning, she indicated the site is particularly suited, that is an oversized lot for an R3 Zone, that there are preservation of the trees, there would be adequate light and a large open space. She went on to say that the visual environment would be enhanced, it would be conserving a historical site and it would prevent urban sprawl. She was also of the opinion there would be no negative impact and it would not be adverse to the master plan. As a condition of approval the applicant agreed that there would be no outdoor speakers, there would be no catering activity after 11:00 PM, they agreed to work with Magnolia regarding special events, traffic and also agreed that there would be no spot lights.

5. Eleven people spoke in opposition to the project. Among their concerns were noise, traffic and they wanted to keep the area residential. Two people spoke in support of the application.

UPON MOTION duly made and seconded to grant the applicant a variance for a Catering business in a residential Zone, a Bulk Variance for the buffer requirement and minor sub division, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and
WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because the project would preserve open space, would preserve the historic nature of the property, the traffic would be minimal, the noise would be controlled, as well as the 70 some trees that would be preserved.

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 8th Day of May, 2015 that the applicant, 1743 FARMHOUSE, LLC. is hereby granted the aforesaid Use variance, Bulk Variance and minor subdivision for the property located upon, Block 3306, Lot 11 & 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.
ROLL CALL:
LIST NAMES
Jay Mullin       Yes
Frank Simiriglia Yes
Kevin Bucceroni Yes
Carmen Scarduzio Yes
Rosati          Yes
Arlene Chiumento Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

[Signature]
Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 15th Day of May 2015.

[Signature]
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewlanding Road, Suite 28
Laurel Springs, New Jersey -8021
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #17007C
Bradley Trinkner II
440 Hampton Lane
BLOCK 9503, LOT 17
DATE: February 14, 2017

The above application is to permit an 8’ x 34.75 front porch within the R-3 Residential district as per the submitted sketch.

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

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>9,375 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±22.0%¹</td>
<td>no*</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±30.6%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front yard (porch)         | 30 ft.  | 23.25 ft. | no*      |
| Side yard (porch)          | 10 ft.  | 9.5 ft.¹  | no*      |
| Side yard (porch)²         | 10 ft.  | ±31 ft.   | yes      |
| Rear yard (dwelling)       | 30 ft.  | ±58 ft.   | yes      |
| Minimum Useable Yard Area  | 25%     | ≥ 25%     | yes      |
| Maximum Height             | 35 ft.  | n/a       | n/a      |

¹ = Scaled data.
² = 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: (23.25 ft. provided v. 30 ft. minimum required).
2. Side yard: (9.5 ft. provided v. 10 ft. minimum required).
3. Building coverage: (±22.0% provide v. 20% maximum allowed).
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:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a front porch thirty four and seventy five hundredths (34.75) feet from the front property line (30 ft. minimum required), nine and five tenths (9.5) feet from the side property line (10 ft. minimum required), and a building coverage of approximately twenty two (22) percent (20% maximum allowed).

cc: Bradley Trinkner II
    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

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**LAND DEVELOPMENT APPLICATION**

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<tr>
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<th>2. Owner(s) (List all Owners)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Bradley Trinkner II</td>
<td>Name(s): Bradley J. Trinkner II</td>
</tr>
<tr>
<td>Address: 440 Hampton Lane</td>
<td>Address: 440 Hampton Lane</td>
</tr>
<tr>
<td>City: Somerdale</td>
<td>City: Somerdale</td>
</tr>
<tr>
<td>State, Zip: NJ 08083</td>
<td>State, Zip: NJ 08083</td>
</tr>
<tr>
<td>Phone: (609) 790-8345 Fax: ( )</td>
<td>Phone: (609) 790-8345 Fax: ( )</td>
</tr>
<tr>
<td>Email: <a href="mailto:btrinkner@hotmail.com">btrinkner@hotmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>

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

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan

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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<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
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<th>LP-1</th>
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<td>NVBP</td>
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<td>OR</td>
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<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
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<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td>IR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

---

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

<table>
<thead>
<tr>
<th>Name: Jan A. Harris, RA</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 29 Forest Ct.</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Architect</td>
<td>Profession: ____________________</td>
</tr>
<tr>
<td>City: Tabernacle</td>
<td>City: __________________________</td>
</tr>
<tr>
<td>State, Zip: NJ, 08088</td>
<td>State, Zip: ____________________</td>
</tr>
<tr>
<td>Phone: 609.975.1489</td>
<td>Phone: (<em><strong>) - ____ Fax: (</strong></em>) -</td>
</tr>
<tr>
<td>Email:</td>
<td>Email: _________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 440 Hampton Ln, Somerdale</th>
<th>Block(s): 9503</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 16</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use (Describe Application): Front Wooden Porch, 8' deep 34' 4&quot;. Wide, 1 step up Front setback 23' 3&quot; on concrete slab of same Side Setback 9' 6&quot; dimensions, with roof covering the entire porch</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>□ Fee Simple</td>
</tr>
<tr>
<td></td>
<td>□ Cooperative</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</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></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>9' 6&quot;</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>8' 11/4&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

Distance from dwelling

Distance = measured from edge of water.

R.O.W. = Right-of-way.

Setback = Measured from edge of pool apron.

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

### 14. Parking and Loading Requirements:

- 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]

1-31-17

[Signature of Co-applicant]

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-31-17</td>
<td>Bradley J. Trinkner II</td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this 31st day of January 2017

GINA E. CAPPELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/24/2018

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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-31-17</td>
<td>Bradley J. Trinkner II</td>
</tr>
</tbody>
</table>

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4-22-39, shows and discloses the premises in its entirety, described as Block 750 3 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:

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

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Bradley J. Trinkner II</td>
</tr>
</tbody>
</table>

Sworn and subscribed to
On this 31st, day of January 2017 before the following authority.

GINA E. CAPPELLA
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/24/2018
PROPOSED FRONT PORCH ADDITION
To Whom It May Concern:

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

Name: Bradley James Trinkle II
Address: 440 Hampton Lane
Block: 9503 Lot: 14

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

Date 1/23/17

Gloucester Township Tax Collector

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

Re: Application #172007C  
Bradley Trinkner, Il  
440 Hampton Lane, Somerdale, NJ 08083  
Block 9503, 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: February 7, 2017
APPLICATION No. #172007C
APPLICANT: BRADLEY TRINKNER II
PROJECT No. 11068
BLOCK(S): 9503 Lot(S): 16
LOCATION: 440 HAMPTON LANE, SOMERDALE, NJ 08083

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by FEBRUARY 18, 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

2-13-17 JTG BLAS

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 7, 2017
APPLICATION No. #172007C
APPLICANT: BRADLEY TRINKNER II
PROJECT No. 11068
BLOCK(S): 9503 Lot(S): 16
LOCATION: 440 HAMPTON LANE, SOMERDALE, NJ 08083

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

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

Signature

No Issues.

[Signature] 2/7/17
PROPOSED FRONT PORCH ADDITION
TO:        Zoning Board of Adjustment
FROM:      Kenneth D. Lechner, PP, AICP, Director/Planner
          Department of Community Development & Planning
RE:        APPLICATION #17009C
          Jason Sailer
          16 Spring Hollow Drive
          BLOCK 18403, LOT 8
DATE:      February 16, 2017

The Applicant requests approval to install a 16’ x 36’ in-ground swimming pool with 3-foot concrete apron within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±13,020 sf¹</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>95.85 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100.31 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±14.9%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±23.9%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (dwelling)</td>
<td>30 ft.</td>
<td>32.08 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>16.88 ft. / 31.07 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±36 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

RESIDENTIAL SWIMMING POOL REQUIREMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (apron)²</td>
<td>30 ft.</td>
<td>±106 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (apron)²</td>
<td>10 ft.</td>
<td>±69 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (apron)²</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Rear yard (apron)²</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Distance from dwelling (porch)</td>
<td>10 ft.</td>
<td>±14 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Scaled data. ² = Inground swimming pool setback is measure from apron. enc = Existing nonconformance. n/a = not applicable. = Variance required.

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

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

§422.K, Residential Swimming Pools and Cabana
1. Side Yard:  
   (±5 ft. provided v. 10 ft. min. required).
2. Rear Yard:  
   (±5 ft. provided v. 10 ft. min. required).

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

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.K(2) to permit an in-ground swimming pool apron five (5) feet from the side and rear property lines (10 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: Jason Sailer  
    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**

<table>
<thead>
<tr>
<th>Submission Date:</th>
<th>Application No.: #12009 C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Board</td>
<td>Zoning Board of Adjustment</td>
</tr>
</tbody>
</table>

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

---

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>Jason Sailer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>116 Spring Hollow Dr.</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 728-0010 (The Pool Store)</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:cindy@thepoolstore.com">cindy@thepoolstore.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Jason Sailer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>116 Spring Hollow Dr.</td>
</tr>
<tr>
<td>City:</td>
<td>Sicklerville</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08081</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 728-0010</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

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

- [ ] Informal Review
- [ ] Minor Subdivision
- [x] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan
- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer's Decision
- [ ] Bulk 'C' Variance
- [ ] Use 'D' Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement
- [ ] Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Firm:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>City:</td>
<td>Phone: ( ) Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Tony Williams</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 155 Hurffville Crosskeyed</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Pool Installer</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Sewell</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08086</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (561) 728-2010</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email: <a href="mailto:Cindy@thepoolstore.com">Cindy@thepoolstore.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 16 Spring Hollow Dr</th>
<th>Block(s): 18403</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 8</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Residential Home

Proposed Land Use (Describe Application):

Installation of inground pool with side setback of 5' to concrete where 10' is required and rear setback 5' to concrete where 10' is required

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Number of Proposed Lots:</th>
</tr>
</thead>
</table>

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>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

Garage Application

| Garage Area          |          | Shed Requirements |          |
| Garage height        |          | Shed area         |          |
| Number of garages    |          | Shed height       |          |
| (Include attached garage if applicable) | | Setback from R.O.W.1 |          |
| Number of stories    |          | Setback from R.O.W.2 |          |

14. Parking and Loading Requirements:

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

15. Relief Requested:

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

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

16. Signature of Applicant

[Signature of Applicant]  2/14/2017

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

Date
Signature
Print Name
Signed

Complete each of the following sections:

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

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

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

Signature of Applicant
Print Name
Date

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

State of New Jersey,
County of Camden:

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 day of January
2017 before the following authority.

Notary public

JUDITH CRABTREE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES April 13, 2019
Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises
No. 16 Spring Hollow Driv.
Gloucester Township
Camden Co., New Jersey
Scale 1"=20'
Zoning Permit Denial
16 SPRING HOLLOW DR
Block/Lot 18403/8

Applicant
THE POOL STORE, INC
155 Hurffville Cross Keys
Sewell, NJ 08080

Real Estate Owner
SAILER JASON E
16 SPRING HOLLOW COURT
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization for:
a proposed rear yard 16'x36' inground pool. This application for approval is hereby denied

Comments on Decision:
POOL APRON MUST MAINTAIN A MINIMUM OF 10' FROM ANY PROPERTY LINE AND DWELLING. POOL MUST
BE PROTECTED BY AN APPROVED FENCE/BARRIER. A VARIANCE APPROVAL IS REQUIRED BY THE ZONING
BOARD PRIOR TO ISSUANCE OF PERMIT.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
November 22, 2016 Applic No. 10964

Cut Here

Deliver to...

THE POOL STORE, INC
155 Hurffville Cross Keys
Sewell, NJ 08080
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

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

To Whom It May Concern:

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

Name: Jason C. Sailer
Address: 16 Spring Hollow Dr
Block: 18403 Lot: 5

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

Date

Gloucester Township Tax Collector

Printed on recycled paper
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 14, 2017

APPLICANT: JASON SAILER

BLOCK(S): 18403 Lot(S): 8

LOCATION: 16 SPRING HOLLOW DR., SICKLERVILLE 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- [X] For Your Review. Please Forward Report by FEBRUARY 24, 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
- [X] Bulk (C) Variance
- [ ] Use (D) Variance

Signature: [Signature]

Date: 2/15/17

No Issues.
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #152041PMSFMSa1DM Escrow #9708  
1840 P. Cheeseman Road, LLC  
BLOCK 14003, Lot 13 and 14  
1840 Peter Cheeseeman Road  
DATE: February 07, 2016

The Applicant requests final major site plan and minor subdivision approval to renovate the existing St. Pius Retreat House for a "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" within the IN - Institutional District. The project is located on the east side of Peter Cheeseeman Road south of College Drive.

The plans have been reviewed and the following comments are offered for your consideration.

- **Applicant/Owner:** 1840 P. Cheeseeman Road, LLC, 2701 Renaissance Boulevard, King of Prussia, PA 19406.
- **Traffic Engineer:** S. Maurice Rached, PE, PTOE, Maser Consulting, P.A., 1000 Waterview Drive, Suite 201, Hamilton, NJ 08691 (telephone#609-587-8200).
- **Environmental:** Penn E&R, Environmental & Remediation, Inc., 2755 Bergey Road, Hatfield, PA 19440 (telephone #215-997-9000).
- **Architect:** Thomas E. Hall, Thomas E. Hall & Associates, Inc., 240 Conestoga Road, Wayne, PA 19087 (telephone #610-293-9900).
- **Attorney:** Jack Plackter, Esq., Fox Rothschild, Midtown Bldg., Ste. 400, 1301 Atlantic Avenue, Atlantic City, NJ (telephone #856-572-2236).

I. **INFORMATION SUBMITTED**

**New Information**


8. Preliminary & Final Major Site Plan & Minor Subdivision plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>2</td>
<td>Information Sheet</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>3</td>
<td>Existing Conditions/Demolition Plan</td>
<td>11-21-16 / 01-10-17</td>
</tr>
<tr>
<td>4</td>
<td>Overall Site/Zoning Plan</td>
<td>January 2016 / 01-10-17</td>
</tr>
<tr>
<td>5</td>
<td>Site Plan</td>
<td>January 2016 / 01-10-17</td>
</tr>
<tr>
<td>6</td>
<td>Grading Plan &amp; Soil Erosion Plan</td>
<td>11-19-15 / 01-10-17</td>
</tr>
<tr>
<td>7</td>
<td>Basin Construction Plan</td>
<td>January 2016</td>
</tr>
<tr>
<td>8</td>
<td>Drainage &amp; Utility Plan</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>9</td>
<td>Profiles – Storm Sewer</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>10</td>
<td>Profiles – Storm &amp; Sanitary Sewer</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>11</td>
<td>Landscaping Plan</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>12</td>
<td>Lighting Plan</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>13</td>
<td>Lighting &amp; Landscaping Details</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>14</td>
<td>Roadway and Site Details</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>15</td>
<td>Drainage Details</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>16</td>
<td>Utility Details – Sewer</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>17</td>
<td>Utility Details – Water</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>18</td>
<td>Soil Erosion &amp; Sediment Details &amp; Notes</td>
<td>July 2015 / 12-22-16</td>
</tr>
<tr>
<td>19</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
<tr>
<td>20</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
<tr>
<td>21</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
<tr>
<td>22</td>
<td>County Road Details</td>
<td>12-22-16</td>
</tr>
<tr>
<td>23</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
</tbody>
</table>

**Previous Information**


13. Traffic Impact Statement, as prepared by Maser Consulting, P.A. dated 02/05/16.


15. Alta Survey, as prepared by Land Dimensions Engineering comprising one (1) sheet dated December 2014, last revised 6/05/15.

16. Floor plans, as prepared by TEH Architects consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1.0</td>
<td>Floor Plan and Floor Elevation: Main Building</td>
<td>01-25-16</td>
</tr>
<tr>
<td>A-1.1</td>
<td>Floor Plan and Floor Elevation: Patient Wing, Out-Patient Center, and Fitness Center</td>
<td>01-25-16</td>
</tr>
<tr>
<td>SK-1.0</td>
<td>Elevations: Out-Patient Center – Option A</td>
<td>01-11-16</td>
</tr>
<tr>
<td>SK-1.1</td>
<td>Elevations: Out-Patient Center – Option A</td>
<td>01-11-16</td>
</tr>
</tbody>
</table>
17. Engineering plans, as prepared by Adams, Rehmann & Heggan Associates, Inc., consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>01-18-16</td>
</tr>
<tr>
<td>2</td>
<td>Information Sheet</td>
<td>01-18-16</td>
</tr>
<tr>
<td>3</td>
<td>Site Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>4</td>
<td>Grading Plan &amp; SCD Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>5</td>
<td>Drainage &amp; Utility Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>6</td>
<td>Profiles – Storm Sewer</td>
<td>01-18-16</td>
</tr>
<tr>
<td>7</td>
<td>Profiles – Storm &amp; Sanitary Sewer</td>
<td>01-18-16</td>
</tr>
<tr>
<td>8</td>
<td>Landscaping Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>9</td>
<td>Lighting Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>10</td>
<td>Roadway and Details</td>
<td>01-18-16</td>
</tr>
<tr>
<td>11</td>
<td>Drainage Details</td>
<td>01-18-16</td>
</tr>
<tr>
<td>12</td>
<td>Utility Details – Sewer</td>
<td>7-20-15</td>
</tr>
<tr>
<td>13</td>
<td>Utility Details – Water</td>
<td>7-20-15</td>
</tr>
<tr>
<td>14</td>
<td>Miscellaneous Details</td>
<td>7-20-15</td>
</tr>
<tr>
<td>15</td>
<td>Lighting &amp; Landscaping Details</td>
<td>7-20-15</td>
</tr>
<tr>
<td>16</td>
<td>Soil Erosion &amp; Sediment Details &amp; Notes</td>
<td>9-18-15</td>
</tr>
</tbody>
</table>

II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.

ZONE: IN – Institutional District [§419].

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed Lot 13</th>
<th>Proposed Lot 14</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>5 acres</td>
<td>28.696 acres</td>
<td>111.414 ac.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>400 ft.</td>
<td>1,500.85 ft.</td>
<td>2,462.48 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot width (min.)</td>
<td>400 ft.</td>
<td>±1,320 ft. 1</td>
<td>±2,470 ft. 1</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>400 ft.</td>
<td>921.86 ft.</td>
<td>±1,450 ft. 1</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Tract Perimeter Setback (min.)</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>≥ 100 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>528 ft.</td>
<td>≥ 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±120 ft.</td>
<td>≥ 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>493 ft.</td>
<td>≥ 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>7.2%</td>
<td>n/a</td>
<td>yes / n/a</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>55%</td>
<td>&lt; 15%</td>
<td>n/a</td>
<td>yes / n/a</td>
</tr>
<tr>
<td>Building height (min.)</td>
<td>4 stories or 60 ft., whichever is less</td>
<td>3 stories</td>
<td>n/a</td>
<td>yes / n/a</td>
</tr>
</tbody>
</table>

1 = Scaled data. n/a = Not applicable.
Parking (min.)

<table>
<thead>
<tr>
<th>Hospital</th>
<th>42 spaces</th>
<th>97 spaces</th>
<th>Total 19 spaces</th>
<th>158 spaces</th>
<th>yes</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 sp/3 beds – out-patient (125) plus 1 per employees on a shift, Medical Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 sp/200 sf (3,840 sf).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

From any right-of-way (min.) 50 ft. ≥ 50 ft.¹ yes n/a
From Side Property Line (min.) 50 ft. ≥ 50 ft.¹ yes n/a
From Rear Property Line (min.) 50 ft. ≥ 50 ft.¹ yes n/a

n/a = Not applicable.

1. Free-Standing Signs

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number (max.) - §426.BB(2)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Area (max.) - §426.R(1) – Adjacent residential</td>
<td>20 sf</td>
<td>20 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.) - §426.BB(2)</td>
<td>6 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Property line setback - §426.BB(3)</td>
<td>10 ft.</td>
<td>15 ft.¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

n/p = Not provided.

2. Facade Signs
   a. The instant application does not include facade signs.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with preliminary and final major site plan, minor subdivision, and variance as per §817, Submission Checklist. The Applicant must provide the following required checklist items or request a waiver.

Waiving underlined comments is not recommended

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
   a. The Applicant provided an Environmental Impact Statement as per §816, Environmental Impact Statement.

2. Four (4) copies of the Recycling Report. [Checklist #8].
   a. The plans are revised on Sheet 2 of 23 to address recycling requirements for the proposed development.

3. “Minor Subdivision Plat for (Name Development)” [Checklist #14(b)].
   a. The plan title is revised to include “minor subdivision.”

4. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
   a. The plans are revised to update the list, which includes property owners within 200-feet of Lot 14.

5. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected
truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
  a. The plans are revised on Sheet 2 of 23 to address parking as per §510, Off-Street parking (Hospital).

6. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
  a. The plans shall be revised to label the sign height of the proposed freestanding sign.
  b. The plans must be revised to provide correct dimensions for a 20 sf sign.

NEW COMMENT
  i. If the Applicant is deferring signage compliance to an architect then the "Monument Sign" detail on Sheet 13 of 23 shall be removed from the plan set.

7. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
  a. The plans shall be revised to label the "Zoning Board of Adjustment."

8. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
  a. The plans must be revised to provide two (2) permanent benchmarks.

9. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

10. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
  a. Defer to the Board Engineer.

11. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
  a. Defer to the Board Engineer.

12. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
  a. The Applicant provided testimony regarding this checklist requirement as it applies to Holly Lake, which appears to be within 500 feet of the proposed development.

13. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
  a. Defer to the Board Engineer.

14. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

15. Acceleration/deceleration lanes. [Checklist #75].
  a. The applicant provide professional testimony to address the requirement, if any, for acceleration/deceleration lanes.
16. Fire lanes [Checklist #77].
   a. Refer to Fire Marshal.

17. Sidewalks and bike routes [Checklist #83].
   a. The plans are revised to provide concrete sidewalks along the frontage of Peter Cheeseman Road.

18. Streetlights. [Checklist #90].
   a. The plans shall be revised to provide location of existing and proposed streetlights.

19. Center line profiles at horizontal scale not less the 1" = 50’ for all existing adjoining streets and proposed streets [Checklist #96].
   a. Refer to the Board engineer.

20. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
   a. Refer to Board Engineer.

IV. VARIANCE COMMENTS

The application as submitted does not appear to require any variances.

V. MINOR SUBDIVISION PLAN REVIEW COMMENTS

1. The zoning schedule should be revised to provide "Lot Frontage" as per §419.D, Area, Yard, Height and Building Coverage.
   a. Lot frontage for proposed Lot 13 appears to be 1,500.85 ft.

2. The plan must be revised to indicate "concrete" monument to be set along Peter Cheeseman Road between proposed Lot 13 and 14 as per §503.C, Monuments.

VI. PRELIMINARY AND FINAL MAJOR SITE PLAN REVIEW COMMENTS

1. The Applicant shall provide testimony to address landscaping for the proposed overflow parking area, if any to enhance the aesthetic of the development and Township, as per §507.A, Landscaping.

2. The plans must be revised to provide a minimum of 110 on-site trees (10 trees x 11 ac.) as per §507.A(5)(a), Location of Plantings.

NEW COMMENT
a. The plans only provide 104 shade, ornamental, and evergreen trees.
   i. Consideration should be given to providing a cluster of six (6) trees within the "Turf" area between Basin #2 and parking area along the frontage of Peter Cheeseman Road.

3. The Applicant provided testimony that sufficient natural buffer exists between the proposed development and existing residential uses and zoning districts as per §507.B, Buffering.

4. The Applicant's engineer indicates sufficient natural woodlands would remain to address the street shade tree requirement along the frontage of Peter Cheeseman Road and would provide supplemental trees if required as per §507.D(4), Recommended Plantings.

NEW COMMENT
a. It's recommended the Landscaping Plan be revised to provide the following note:
   i. "Additional street shade trees shall be provided along the frontage of Peter Cheeseman Road if required by the Township Planner."
5. The plans shall be revised to provide information regarding lighting within 100-feet of the subject property as per §508.G(1), Lighting.

6. The plans are revised to provide a minimum loading area of 12' x 60' as per §509.A, Off-Street Loading.

7. The plans are revised to provide curbing around the perimeter of all parking areas and traffic circulation areas except in areas to facilitate stormwater management as per §510.J, Curbing.
   a. As recommended the plans are revised to provide Belgian block curb, which, is compatible with the existing natural environment, proposed ornamental lighting, and landscaping.

8. The plans are revised to provide a trash enclosure/recycling area as per §510.L, Refuse/Recyclable Storage Areas.
   a. The Applicant provided testimony that the trash enclosure is sufficiently sized to accommodate the proposed uses.

9. The plans are revised to provide concrete curb and sidewalks along the frontage of Peter Cheeseman Road as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.

VII. GENERAL COMMENTS
As recommended the following items are provided in a revised major site plan and subdivision plan for a project of this complexity:

1. An Overall Plan sheet that incorporates the entire site development.
2. A Demolition Plan that depicts all areas to be cleared and demolished.
3. A Minor Subdivision Plan that includes all property boundaries, new lot lines, lot lines to be removed, lot areas, front, side, rear yards, etc. (See Land Development Ordinance and NJAC 13:40 et. seq.).

NEW COMMENT
4. The Zoning Schedule on Sheet 2 of 23 shall be revised consistent with the submitted minor subdivision plan.

VIII. TRAFFIC IMPACT STATEMENT COMMENTS
The provided professional testimony and revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

IX. ENVIRONMENTAL IMPACT STATEMENT COMMENTS
   a. The Applicant shall provide a copy of the NJDEP Natural Heritage Request findings as referenced in the EIS Section IV.C – Wildlife.
X. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

XI. RECOMMENDATIONS

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

There are no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review these concerns, please contact our office at (856) 374-3511.

cc: Jack Plackter, Esq.
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    Anthony Costa, Esq.
    James Mellett, PE