Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, May 10, 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, April 12, 2017*

RESOLUTIONS FOR MEMORIALIZATION

#172010C  
Sarah Di Bartolo-Hurley  
Bulk C Variance  
Block: 13002 Lots: 8

#1720011C  
Erial Community Church  
Bulk C Variance  
Block: 16301 Lot: 19

#172012CDMPMSFMS  
Group Four Properties, LLS  
Bulk C/Use “D” Variance; Minor Subdivision  
Prelim/Final Major Site  
Block: 20303 Lot: 4

#172015C  
Shoba Simon  
Bulk C Variance  
Block: 17102 Lot: 85

#172014C  
Frederic Robinson  
Bulk C Variance  
Block: 1103 Lot: 12
APPLICATIONS FOR REVIEW

#172016C  
Gerald Quigley  
Zoned: R4  
12'x24'x8.5' wood shed w/2.5' R setback

#172018C  
John Iannello  
Zoned: R3  
14'x10'x8' shed on 15'x11' concrete slab w/ 2 1/2' S & R setbacks

#172019C  
G. David Wible, Jr.  
Zoned: RA  
19'x9'x7' 2nd garage/carport w/.5 S setback

#172020C  
Eber Morse  
Zoned: R1  
Pole building 24'x40'x12.4' w/24' S setback (personal use)

#172021C  
Shawn Davidson  
Zoned: R3  
6' vinyl fence w/setbacks F1 – 2.5' & F2 – 3.6'
#152005DCM
1743 Farmhouse, LLC
Zoned: R3

Use "D" Variance
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

Requesting an EXTENSION on the Use "D" Variance

#152005DCMPFMS
1743 Farmhouse, LLC
Zoned: R3

Prelim/Final Major Site Plan
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

Expansion of existing house to a 14,526 sq. ft. catering/wedding facility. Owner to remain in existing house until construction of future house on Lot 11.

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

**Roll Call:**
- Vice Chairman Simiriglia: Present
- Mr. Bucceroni: Present
- Mr. Scarduzio: Present
- Mrs. Chiumento: Present
- Mr. Rosati: Present
- Mr. Acevedo: Present
- Mr. Treger: Absent
- Ms. Scully: Absent
- Mr. Rich Rosetti: Present
- Chairman McMullin: Present

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

Mr. Costa swears in Mr. Rosetti as a new zoning board member.

**APPLICATIONS FOR REVIEW**

#172015C
Shoba Simon
Zoned: R3
Bulk C Variance
Block: 17102 Lot: 85
Location: 6 Felicia Ct., Sicklerville
Deck 20' x 12' w/setback; 10' x 10' Pergola w/setback

Mr. Costa swears in Ms. Shoba Simon.

Ms. Shoba Simon states the yard is small and the lot is irregularly shaped.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

**Roll Call:**
- Vice Chairman Simiriglia: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduzio: Yes
- Mrs. Chiumento: Yes
- Mr. Rosati: Yes
Application Approved.

#172014C
Frederic Robinson
Zoned: R3
Bulk C Variance
Block: 17102 Lot: 12
Location: 6 Windy Way, Blackwood
Constructing 6' vinyl fence with 0' setback

Mr. Costa swears in Mr. Fred Robinson.
Mr. Robinson states they are replacing a fence and the new one will be put in the same spot.
Mr. Mieleff states there are no site implications.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

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Application Approved.

#152032CDSNWMS
Bernie Wilson
Zoned: CR
RE-AFFIRMATION
Block: 5403 Lot: 11
Location: 1414 Black Horse Pike, Blackwood
Re-Affirmation - Auto Repair & Towing

Mr. Costa swears in Mr. Bernie Wilson and Mr. Addison Bradley.
Mr. Bradley states that Mr. Lechner and the attorney requested re-affirmation. The reason was that the time had expired and the zoning board has denied a portion of the application; thus the approval was withdrawn.
Mr. Costa states he didn't appear before the board when requested therefore the approval was withdrawn.
Mr. Bradley states the paving wasn't done but the township engineer needed to inspect the property first.
Mr. Lechner states the applicant has to follow proper procedures and the township engineer will inspect the property.
Mr. Costa states there is a time line needed.
Mr. Wilson requests 1 year because the paving is going to cost him 16,000 dollars.
Vice Chairman Simiriglio suggests there must be a more reasonable time that is less than one year.
Chairman McMullin suggests the paving be done by the end of August.
Mr. Mellett states October is about the end of paving season.
Mr. Costa states all the conditions from 8/15 must be complied with.
Mr. Wilson states the curbing/paving and the painting of the building.
Mr. Rosati asks if Mr. Wilson would be able to get the parking lot paved by October.
Mr. Wilson states he will try his best.
Mr. Costa states the extension for the paving is 10/31/2017.
Mr. Wilson asks when he can open for business.
Mr. Lecher states Mr. Bradley is here on your behalf, you can use the property.
Mr. Rosati states "go ahead and open and make money" to pay for the paving.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application was made by Vice Chairman Simiriglio and seconded by Mrs. Chiumento.

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Application Approved.

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

Mr. Costa swears in Mr. Norm Rogers (PE), Mr. Jerry Blackman (architect), Mr. Steve Cray & Ms. Denise Harker (owners).
Ms. Carle Farro (ESQ.) explains the owners now have proper funding to go forward with construction of the project and are requesting a 1 year extension for the wetlands approval (wetlands process).
Mr. Costa states the applicant is looking for April 30, 2018 as the extension date.

PUBLIC PORTION:

Mr. Sean Turley starts to question the applicant and board about grading behind the property.
Mr. Costa explains this is for the extension of the Use Variance and they haven't gotten to the site plan yet.
Mr. Turley sits and waits for the next portion of the application.

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

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Application Approved.

#152005DCMPFMS
1743 Farmhouse, LLC
Zoned: R3
Prelim/Final Major Site Plan
Block: 3306 Lots: 11 & 12
Location: 1010 E. Evesham Rd., Magnolia

Expansion of existing house to a 14,526 sq. ft. catering/wedding facility. Owner to remain in the existing house until construction of future house on Lot 11.

Mr. Rogers (PE) begins the application with the discussion of the previous approval (5/8/2015); grading, frontage, and acreage. Currently the barn is 10' from the property line with the added addition a variance is requested in the side yard setback for 25' where 30' is required. The facility as an existing home and additions in total square footage is discussed. The maximum seating for any event will be capped at 250 with 30 employees. Parking will be sufficient at 99 spaces; 5 being handicapped, with one common driveway off Evesham Rd. with curbing and sidewalk along Evesham.

There will be 2 areas for parking in the front of the barn; a request for historic looking parking with no curbing is requested; all other areas will be asphalt. There will be a drop off area in front of the barn. The loading area will have a 6' fence and gate so you won't be able to see the loading dock and it will hide the trash bins.

The storm water management basin: the run off will be less after construction and will discharge into the stream in back. There will be public water and sewer along with letters from both utilities.

Lighting: acorn lighting near the drop off zone by the barn and rear shielded box lighting in other areas.

West and East will have 25' buffers; requesting relief between the commercial and residential lots since the owners will be living there.

The east and west buffers will have a 6' board on board fence from front to rear of the property.

Landscaping: existing landscaping and proposed landscaping along with screening trees (Leyland cypress) which have already been planted at a 4' height, they grown about 12" to 16" per year plus additional shade trees.

Signage: 2 monument signs at the entrance, 3' from the property line, 45' sq. ft. total for the sign/monument wall.

Mr. Lechner has no objection to the proposed signs/4' curved wall.

Mr. Mellett discusses landscaping: the landscaping has a mitigating effect. It should be tied into a performance/maintenance bond to make sure plants are replaced if some die.

Mr. Rogers states they will tie the landscaping into the performance bond.

Mr. Lechner states add a note that states that trees will be replaced at the discretion of the township planner.

Mr. Rogers continues with Mr. Mellett's review letter:

Over flow parking, is discussed and Mr. Rogers states the facility should meet the facilities parking needs.

Mr. Mellett states in the zoning schedule there are no specifics for wedding facilities therefore some accommodations should be made just in case.

Mr. Rogers states the have 400' frontage on Evesham Rd. which could accommodate 15 cars.

Mr. Mellett reaffirms with Mr. Rogers that the total of the facility will be 250 guests that there won't be 2 operations going on at the same time where they may go over that total.

Ms. Harker states the 2 areas will be used at separate times and site capacity will not exceed 250 guests (9 am to 12:30 am). Loading is done before the event during the set up. The trash pick up can be specified to certain times of the day and it can be removed after the event.

Mr. Mellett states the trash should be removed during the day.

Mr. Rogers the loading area will accommodate a WB50 truck/box style/30' truck deliveries. The pattern for the 100' fire truck is also provided.

- Mr. Rogers is requesting relief from the curbing in the loading area (10') to make unloading easier; the 12' wide ordinance request relief to 10' wide because they will have smaller trucks delivering.

Mr. Mellett has objections to this relief.

- Mr. Rogers is also requesting relief for the sidewalk that would lead from Evesham Rd. to the facility as there will be a paved drive to use. They are trying to preserve specific trees and the sidewalk would make that very difficult.

Mr. Mellett states the property does have gigantic specimen trees and doesn't have a problem with the requested relief.
- Mr. Rogers is requesting relief in the separation of ground water; relief requested from a 3 to 1 slope to 2 1/2 to 1 slope.
- Mr. Mellett states the private basin will conform to state rules.

- Mr. Rogers requests storm water relief from drain time to 72 hours vs. the township drain time being 18 hours.
- Mr. Mellett states this waiver has been granted previously and it should be no problem.
- Mr. Mellett states Mr. Rogers should look at the low flow orifice to limit water going back into the ground.
- Mr. Rogers agrees with the above statement.

- Mr. Mellett states the DEP approval needed and copies provided and more clarification of outside activities.

- Ms. Harker states outside will be for ceremonies, pictures, cocktails...no music for dancing.
- Vice Chairman Simiriglia discusses the new township ordinance that prohibits outside music.
- Mr. Lechnier discusses staggering the shade trees in the front of the property with Mr. Rogers, counting the birch trees into the total. Closed trash will be provided; the overhead electric for the 4/1 lot that is being used for the cottage was discussed.

- Mr. Rogers requests a waiver with the existing overhead electric to the new residence.
- Mrs. Chiumento requests clarification on the sidewalks being installed.

- Mr. Blackman (architect):
  A2 elevations
  A3 proposed rendering
  The existing 1750's saltbox frame: deck will be removed, stucco removed, repair roof, and the building will serve as the office/floral studio and food sampling area.
  In the new addition: they are trying to keep in the same architecture and design. The addition will hold the banquet hall, kitchen (prep) for a caterer, wash facilities, storage, cocktail space (2nd bar), smaller gathering spaces, and 2nd floor for bridal party to gather. The trash enclosure will blend and the rear porch will be for guests to gather and the existing barn will be the chapel. Outdoor wedding ceremonies will be the wedding tree.
- Mr. Blackman continues: the exterior materials, windows will be similar, but larger siding on the new addition, fireplace will be purely decorative with a false chimney. A wood frame with single story basement with Bilco doors under the kitchen along with fire suppression and alarm system.
- Mr. Mellett asks if the owners will be in residence during construction.
- Mr. Blackman states "yes".
- Mr. Mellett discusses the floral studio with Mr. Blackman.

- Ms. Harker owns her own floral shop and will be designing for this venue only/no retail outside the venue.

PUBLIC PORTION:
Mr. and Mrs. Turley:
The Turley's live on the west side and want to discuss the 25' buffer and 6' hill that goes downward towards their home.
Mr. Rogers states the parking areas water will go into the basin and creek. The water that goes towards their home will actually be less/reduced from what it is currently.
Mr. Turley asks where the water from the trench by the trash enclosure will go.
Mr. Rogers states the piping system collects that and there will be significantly less water that will flow towards their property.
Mr. Turley states he is on the low point of the road and there have been flooding problems.
Mr. Rogers re-iterates there will be much less water going towards their home now.
Mr. Turley asks who will take care of the buffer/garbage pick up.
Mr. Rogers explains the maintenance bond for 2 years and then it will be the applicants' responsibility and they would want it to look attractive.
Mrs. Turley questions the second basin and Mr. Rogers explains.
Mr. Turley questions the over flow parking and how there is no shoulder on Evesham and one should be created.
Mr. Rogers states parking is allowed on Evesham Rd., but they have an application in with the county and will abide by what the county tells them to do.
Mr. Turley discusses events ending time at 11pm now it's 12:30am? How long will people be hanging around the parking lot.
Mr. Costa states the closing time is 11 pm according to the previous application.

Mr. Mellett adds: in the grading/draining area by the trash enclosure to extend the curb to the 1st trash enclosure. Mr. Rogers states that's no problem.

A motion to approve the above mentioned with the following: variance, barn side yard 25', relief for: commercial and residential lots, some curbing in loading area & 10' wide drive, no sidewalk from Evesham Rd. to facility, 2 1/2 slide slope for basin, storm water drain time 72 hours, add landscaping to performance bond, waiver for overhead electric, was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia
Mr. Bucceroni
Mr. Scarduzio
Mrs. Chiumento
Mr. Rosati
Mr. Acevedo
Mr. Rich Rosetti
Chairman McMullin

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172010C
Sarah DiBartolo-Hurley
Block 13002, Lot 8

WHEREAS, Sarah DiBartolo- Hurley is the owner of the land and premises located at 412 E. Central Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a L-shaped addition 6.68' from the side property line instead of the required 10' for the property located upon Block 13002, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 22, 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, Sara DiBartolo-Hurley is the owner of the land and premises located at 412 E. Central Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 13002, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she is replacing the flooring in the previous enclosed laundry room/open porch and replace walls in the previous enclosed laundry room and add new walls in the open porch area. She is using the existing foundation and roof and is following the existing footprint.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a L shaped 16.5x13.10 storage room with 6.68’ setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of March 2017, the applicant Sara DiBartolo-Hurley is hereby granted the aforesaid variance for the property located upon Block 13002, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia Yes
Kevin Bucceroni Yes
Arlene Chiumento Yes
Andy Rosati Yes
Jay McMullin Yes
Carmen Scarduzzio Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th day of May, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172011C
Erial Community Church
Block 16301, Lot 19

WHEREAS, Erial Community Church is the owner of the land and premises located at 1725 New Brooklyn Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a freestanding sign with a total area of 42 sq. feet instead of the required 20’ and to permit an electronic message not permitted for the property located upon Block 16301, Lot 19, as shown on the Official Map of the Township of Gloucester, located in a IN Zone, said application being represented by Damien DelDuca Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 22, 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, Erial Community Church is the owner of the land and premises located at 1725 New Brooklyn Road in the Erial section of Gloucester Township, New Jersey, as shown on Block 16301, Lot 19, on the Official Tax Map of the Township of Gloucester, located in an IN Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified the sign is needed to advertise school activities and they are adding to an existing sign.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 3'x6' LED Electronic Sign, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of March 2017, the applicant Erial Community Church is hereby granted the aforesaid variances for the property located upon Block 16301, Lot 19 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Andy Rosati  Yes
Jay McMullin  Yes
Carmen Scarduzzio  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th day of May, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172012CDMPMSFMS
GROUP FOUR PROPERTIES, LLC
Block 20303, Lot 4

WHEREAS, Group Four Properties, LLC, is the owner of the land and premises located at 1409 Blackwood-Clementon Road, in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Conditional Use Variance, Preliminary and Final Site Plan, Bulk variances and waivers as stated in Mr. Lechner’s report dated 3-20-17 and Mr. Mellet’s report dated 3-21-17 to construct a 5,166 sf convenience store and fuel canopy with 16 motor fuel dispensers and indoor and outdoor seating and a minor subdivision within the HC-Zone where such use is prohibited because the property does not have 3 acres for the property located upon Block 20303, Lot 4 as shown on the Official Map of the Township of Gloucester, said application being represented by Damien DelDuca, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 22, 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, Group Four Properties LLC is the owner of the land and premises located at 1409 Blackwood-Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 20303, 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 produced John Petit, Professional Engineer, Tiffany Cuviello, Professional Planner, Nicholas Aeillo, Traffic Engineer and Ryan McMahon, representative of Royal Farms. Introduced into evidence were (A1) an Aerial of the property, (A2) a color rendering, (A3) rendering of a Royal Farms building, and (A4) Sign Package.

Ryan McMahon found the site and explained Royal Farms started in Baltimore and is expanding into N.J. He said they cook food on site and have indoor and outdoor seating, are open 24 hours for food and gas, have a total of 40-50 employees with a maximum of 8-10 per shift, trash is picked up 2-4 times a week, deliveries are by box trucks and the sign package is typical for Royal Farms.

John Pettit, Professional Engineer, explained the site plan, ingress and egress and the need for the minor subdivision. He explained there is adequate parking on site and no need for any parking variances. The total site is about 13 acres and the subdivision is 2.32 acres and this is necessitated due to the driveway into the property. He agreed to add evergreens on the western border of the property and to provide cross easements for access. He also stated the 4.2’ parking setback instead of 10’ that no one will see and has no negative impact. He agreed to submit a written report on how they will handle any spills on site and to place a stop sign and no left turn sign and will allow Title 39 enforcement. The applicant also agreed to direct all lighting away from the adjacent horse farm and no music will reach the farm and also agreed to walk the site with Board Professionals for landscaping. The applicant also agreed with the comments of both Professionals letters except for the noted waivers.
Nick Aello, a Traffic Engineer, testified the site previously had a 40,000 square foot supermarket and this is a less intense use and the new right in right out turns help and in his opinion there is no adverse impact.

Tiffany Cuviello, Professional Planner, testified as to the Bulk variances listed in Ken Lechner's report dated 3-20-17. She indicated that the use is permitted except for the fact that there is only 2.32 acres and 16 dispensers and that is the reason for the D-3 Conditional Use Variance. She stated the site can function appropriately and due to the location of the driveway necessitates the subdivision. She said the entire site is 13 acres and this is a good design and promotes the general welfare and promotes a desirable visual environment because it improves the existing shopping center. She explained the need for the signs and said they promote safety because of the 4 lane highway and are consistent with other signs in the area. She went on to say there was no substantial detriment to the zone plan or the master plan.

The owner of the horse farm expressed concern about noise and lighting however his concern were adequately addressed.

UPON MOTION duly made and seconded to grant the applicant a Conditional Use Variance, Preliminary and Final Major Site Plan, Minor Subdivision, the aforementioned Bulk Variances and 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 of the environmental cleanup exceed any detriment; and

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of May that the applicant, Group Four Properties, Inc., is hereby granted the aforesaid Use Variance, Preliminary and Final Major Site Plan, Minor Subdivision, Waivers and Bulk Variances for the property located upon Block 20303, 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.
ROLL CALL:

LIST NAMES

Arlene Chiumento      Yes
Kevin Bucceroni      Yes
Carmen Scarduzzio   Yes
Andrew Rosati        Yes
Ken Treger           Yes
Frank Simigirlia     Yes
Jay McMullin         Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin           Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of May, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172015C

Shoba Simon
Block 17102, Lot 85

WHEREAS, Shoba Simon is the owner of the land and premises located at 6 Felicia Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck and pergola 18’ from the rear property line instead of the required 30’ for the property located upon Block 17102, Lot 85, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 12, 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, Shoba Simon is the owner of the land and premises located at 6 Felicia Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17102, Lot 85, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has an irregular shaped rear yard and this is the only location to construct the 20’x12’ deck and 10’ x 10’ pergola.
5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a deck with a 18’ rear setback and pergola with a 0’ setback from dwelling, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of April 2017, the applicant Shoba Simon is hereby granted the aforesaid variance for the property located upon Block 17102, Lot 85 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Kevin Bucceroni    Yes
Arlene Chiumento    Yes
Andy Rosati         Yes
Jay McMullin        Yes
Carmen Scarduzio    Yes
Mike Acevedo        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin        Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th day of May, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172014C
Fredric W. Robinson
Block 11003, Lot 12

WHEREAS, Fredric W. Robinson is the owner of the land and premises located at 6 Windy Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6’ high vinyl fence 0’ from the property line along Willow Cedar Way instead of the required 15’ for the property located upon Block 11003, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 12, 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, Fredric W. Robinson is the owner of the land and premises located at 6 Windy Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11003, Lot 12, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is replacing a new fence in the exact location as the old one.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' high vinyl fence 0' from the property line along Willow Cedar Way, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of April 2017, the applicant Fredric Robinson is hereby granted the aforesaid variance for the property located upon Block 11003, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Kevin Bucceroni    Yes
Arlene Chiumento    Yes
Andy Rosati        Yes
Jay McMullin        Yes
Carmen Scarduzzio  Yes
Mike Acevedo        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin        Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th day of May, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION #152032CDSPWMS
Bernie Wilson
Block 5403, Lot 11

WHEREAS, Bernie Wilson, is the record owner of the land and premises located at 1414 N. Blackhorse Pike 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 Re-Affirmation) an extension of the previously granted Use Variance and Site Plan for six months until October 31, 2017 for the property located upon Block 5403, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an CR Zone, said application being pro-se, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 12, 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, Bernie Wilson, is the record owner of the land and premises located at 1414 N. Blackhorse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5403, Lot 11 on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.
4. Mr. Wilson stated a Use Variance and Site Plan approval was granted on June 24, 2015 and the business was closed and he did not have funding for the improvements and is requesting an extension until October 31, 2017. He stated he will paint the building immediately, have the paving and curbing completed by October 31, 2017 and will post inspection fees.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant an extension of the Use Variance and Site Plan until October 31, 2017 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.

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 12th Day of April, 2017 that the applicant, Bernie Wilson, is hereby granted the aforesaid extension for the property located upon, Block 5403, Lot 11 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, condition upon the applicant complying with painting the building, doing the paving and curbing and posting the inspection fees.
ROLL CALL:

LIST NAMES

Jay Mullin       Yes
Frank Simirigllia Yes
Carmen Scarduzio Yes
Andy Rosati      Yes
Kevin Buccerone  Yes
Arlene Chiumento Yes
Mike Acevedo     Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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 10th Day of May 2017.

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 #172016C
Gerald Quigley
133 Sixth Avenue
BLOCK 2001 LOTS 21 and 22
DATE: April 12, 2017

The Applicant requests approval for a 12' x 24' shed within the R-4 Residential District as indicated on the sketch.

I. **ZONING INFORMATION**

R-4 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>6,250 sf</td>
<td>±8,562 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>50 ft.</td>
<td>81.96 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>35%</td>
<td>±22.4%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>65%</td>
<td>±31.8%</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>20 ft.</td>
<td>26.09 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>11.45 ft / 21.84 ft</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>20 ft.</td>
<td>±50 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.
**Table 1: Required, Proposed, and Complies**

<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>288 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>±10 ft. 5 in.</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>8 ft. 5 in.</td>
<td>Yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>5 ft.</td>
<td>3 ft. 2 in.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>2 ft. 5 in.</td>
<td>no*</td>
</tr>
</tbody>
</table>

**N.P.** = Not Permitted.

**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: (288 sf provided v. 168 sf maximum allowed).
2. Side yard: (3 ft. 2 in. provided v. 5 ft. minimum required).
3. Rear yard: (2 ft. 5 in. provided v. 5 ft. minimum required).

**POSITIVE CRITERIA ("C1" and "C2" variances)**
4. 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 eighty eight (288) square feet (168 sf maximum allowed) and three (3) feet two (2) inches from the side property line and two (2) feet five (5) inches from the rear property line (5 ft. minimum required).

APPLICATION #172016C
Gerald Quigley
133 Sixth Avenue
BLOCK 2001, LOT 21 and 22
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: Gerald Quigley
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
# Township of Gloucester

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

---

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

| Name | Gerald C. d’Ely
| Address | 133 Sixth Ave.
| City | Glendora
| State, Zip | NJ 08029
| Phone | (856) 867-5200 Fax: (856) 934-1171
| Email | Mrwd789@msn.com

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

| Name(s) | Same
| Address | 
| City | 
| State, Zip | 
| Phone | 
| Fax | 

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

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

- ER
- R1
- R2
- R3
- GCR
- BWD
- OR
- SCR
- RA
- APT
- CR
- NC
- HC
- OF
- BR
- CR
- BP
- M-RD
- BW-RD
- SCR-HC Overlay
- NVBP
- LP-1
- NVSCR Overlay
- IR

### 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 | 

---

Received: Mar 27 2017
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Gerald Guest</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 133 Sixth Ave</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Clendura</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08029</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: 251-783-20 Fax: (___) ____</td>
<td>Phone: (<em><strong>) ____ Fax: (</strong></em>) ____</td>
</tr>
<tr>
<td>Email: <a href="mailto:re@msn.com">re@msn.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

Street Address: 133 Sixth Ave
Tract Area: Clendura Extension (lots 25x24)
Block(s): 2001
Lot(s): 21x27

8. Land Use:

Existing Land Use: Home with Shed

Proposed Land Use (Describe Application):

*Shed is in the back right corner. It is 12' wide, 24' long, front to back 3'5" high, side peak 12'5" high. It is 2'5" from the back property line and 3'2" from the side.*

9. Property:

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

10. Utilities:

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P. 1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P. 2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td><strong>2'5&quot;</strong></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td><strong>3'2&quot;</strong></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td><em>E.O.P. = Edge Of Pavement.</em></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>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><strong>9'5&quot;</strong></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area: 12'x24'</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height: 8'5&quot;</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 back: 2'5&quot;</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2 side: 3'2&quot;</td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

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

15. Relief Requested:

- X Check here if zoning variances are required.

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

- [ ] Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5.21-3.1) are requested.

- [ ] Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5.21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

[Signature]

[Date] 3-23-17

Signature of Co-applicant

[Signature]

[Date]
17. Consent of Owner(s):

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

3-11-17
Date

11 day of March, 2017

Signature
Gerald Kugley

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 of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

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

3-11-17
Date

Signature of Applicant
Gerald Kugley

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 3-11-17, shows and discloses the premises in its entirety, described as Block 2001, Lot 2122, 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:

Gerald Kugley 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 11 day of March, 2017 before the following authority.

Notary public

CHARLES HOFFMAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 10/19/2020
SIXTH (50' WIDE) AVENUE

NOTES:
Parcel Surveyed Being Lots 21-22 Block 2001 Tax Map
Also Being Lots 25-24 Plan of Glendora Extension

LINCOLN MORTGAGE COMPANY, L.P., ITS SUCCESSORS AND/oil
ASSIGNMENT OF THEIR INTEREST MAY APPEAR
TRIDENT LAND TRANSFER COMPANY, N.J., L.P.

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108
Zoning Permit Approval
133 SIXTH AVE
Block/Lot 2001/21

Applicant
QUIGLEY, GERALD T.
133 SIXTH AVE
GLENORDA NJ 08029

Real Estate Owner
QUIGLEY, GERALD T.
133 SIXTH AVE
GLENORDA NJ 08029

This is to certify that the above-named applied for a permit to/authorization for:
- a proposed rear yard 4' high chainlink fence as per survey submitted, which is a use permitted
  by ordinance.

Comments on Decision:
Fence cannot exceed 4' in height, finished side must face outward. Fence cannot exceed or be located on the
property line and cannot impede the flow of ground water.

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

Alisa Oxley
Zoning Officer
March 23, 2017
Applc No. 11199

Deliver to...

QUIGLEY, GERALD T.
133 SIXTH AVE
GLENORDA NJ 08029
TOURNAMENT 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

To Whom It May Concern:

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

Name: Gerald Quigley
Address: 133 Sixth Avenue
Block: 2001 Lot: 21

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

Date 3/9/17

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

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

Re: Application #172016C  
Gerald Quigley  
133 Sixth Avenue, Glendora, NJ 08029  
Block 2001, Lots 21 & 22

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: April 4, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Gerald Quigley

Site: 133 Sixth Ave

Block: 2001  Lot: 21 & 22

Application #: 172016C

1. Structure of this size requires a permanent foundation.

2. The exterior walls less than 5’ from the property lines require a 1 hr fire-rating, protected from both inside & outside including overhangs.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 27, 2017
APPLICATION No. #172016C
APPLICANT: GERALD QUIGLEY
PROJECT No. 11206
BLOCK(S): 2001 Lot(S): 21 & 22
LOCATION: 133 SIXTH AVE., GLENDORA, NJ 08029

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

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

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

Please Forward Report by APRIL 7, 2017

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

4.317 J515-B - 1 Structure of this size requires a permanent foundation.
☐ The exterior walls less than 5/16". The property lines requires 1 hr. fire rating - protected from both inside and outside including overhangs.

Signature

Jeanine please type name of Ken
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 27, 2017

APPLICANT: GERALD QUIGLEY

BLOCK(S): 2001 Lot(S): 21 & 22

LOCATION: 133 SIXTH AVE., GLENDORA, NJ 08029

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

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

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

Please Forward Report by APRIL 7, 2017

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 (C) Variance

Signature

3/27/16

OK - Mowing shed / replacement
No issues
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #172018C  
John Ianello  
664 Chatham Road  
BLOCK 8903 LOT 11  
DATE: April 12, 2017  
The Applicant requests approval for a 14' x 10' shed 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>9,375 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Building coverage (max.)</strong></td>
<td><strong>20%</strong></td>
<td><strong>±22.3%</strong></td>
<td><strong>no</strong></td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>40%</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>31.17 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>12.90 ft. / ±15 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>±37 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>140 sf</td>
<td>yes</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>8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>≤ 8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Side yard (min.)</strong></td>
<td>5 ft.</td>
<td>2.5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>2.5 ft.</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. Side yard: (2.5 ft. provided v. 5 ft. minimum required).
2. Rear yard: (2.5 ft. provided v. 5 ft. minimum required).

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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 and five tenths (2.5) feet from the side and rear property lines (5 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: John ianello
    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.</th>
<th>Taxes Paid</th>
<th>Fees</th>
<th>Project #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Yes No</td>
<td>160</td>
<td>1214</td>
</tr>
</tbody>
</table>

Planning Board
Zoning Board of Adjustment

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

Land Development Application

1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>John Tannele</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>604 Chatham Rd</td>
</tr>
<tr>
<td>City:</td>
<td>Voorhees</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08043</td>
</tr>
<tr>
<td>Phone:</td>
<td>(609) 876-7239</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:JCTAN120@YAHOO.COM">JCTAN120@YAHOO.COM</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

| Name(s): | John & Carol Tannele |
| Address: | 604 Chatham Rd |
| City: | Voorhees |
| State, Zip: | NJ 08043 |
| Phone: | (609) 876-7239 |

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

- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer's Decision
- [ ] Use "C" Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement
- [ ] General Development Plan

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
</tr>
</thead>
<tbody>
<tr>
<td>R4</td>
<td>RA</td>
<td>APT</td>
<td>SCR</td>
</tr>
<tr>
<td>GCR</td>
<td>BWD</td>
<td>OR</td>
<td>OF</td>
</tr>
<tr>
<td>CR</td>
<td>NC</td>
<td>HC</td>
<td>GI</td>
</tr>
<tr>
<td>BP</td>
<td>IN</td>
<td>PR</td>
<td>FP</td>
</tr>
<tr>
<td>G-RD</td>
<td>M-RD</td>
<td>BW-RD</td>
<td>L-RD</td>
</tr>
<tr>
<td>LP-1</td>
<td>NVBP</td>
<td>SCR-HC Overlay</td>
<td>NVSCFR 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>John Ivanillo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>664 Chatham Rd</td>
</tr>
<tr>
<td>Profession:</td>
<td>Land Use</td>
</tr>
<tr>
<td>City:</td>
<td>Summit, NJ</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 07903</td>
</tr>
<tr>
<td>Phone:</td>
<td>(609) 876-7234</td>
</tr>
<tr>
<td>Fax:</td>
<td>(<em><strong>)</strong></em>-___</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:jivanillo@ymail.com">jivanillo@ymail.com</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 664 Chatham Rd |
| Tract Area: | |
| Block(s): | 8903 |
| Lot(s): | 11 |

8. Land Use:

| Existing Land Use: | Residential |
| Proposed Land Use (Describe Application): | Replacing 5601 for Residential use 0.4 |
| | 14 x 10 x 8 shed on 15 x 11 concrete slab |
| | 2 1/2 ft. from side of rear |

9. Property:

| Number of Existing Lots: | 1 |
| Number of Proposed Lots: | 1 |

| Proposed Form of Ownership: |
| Fee Simple | (Yes, attach copies) |
| Condominium | Rental |

10. Utilities: (Check those that apply.)

| Public Water | Public Sewer |
| Private Well | Private Septic System |

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

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

### Pool Requirements

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

### Garage Application

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

### Shed Requirements

<table>
<thead>
<tr>
<th>Shed area</th>
<th>140 FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed height</td>
<td>8</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>2 1/2 FT</td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td>2 1/2 FT</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]

**Date:** 3/10/2017

---

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).

3/20/2017
Date

John Iannello
Signature

Carol Iannello
Print Name


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

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

3/24/2017
Date

John Iannello
Signature of Applicant

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3/23/2017, shows and discloses the premises in its entirety, described as Block 840.3 Lot 11, 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:

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

Name of property owner or applicant

Sworn and subscribed to this 20th day of March 2017 before the following authority.

John Iannello
Name of property owner or applicant

Sworn and subscribed to this 20th day of March 2017 before the following authority.

John Iannello
Name of property owner or applicant

Notary Public NJ
Commission Expires 11/20/2021
2094995
4 of 4
PREMIERE

6' Sidewall
8x8x8
10x8x8
12x8x8
16x8x8
10x10x8
12x10x8
14x10x8
16x10x8
20x10x8

Additional features included in every vinyl building:

- Gable vents for ventilation
- Metal threshold to protect door opening
- Maintenance free vinyl siding with choice of color
- Maintenance free aluminum capping
- 30" raised panel door(s) with decorative

*Building shown with optional features
Shingle colors available

- Black
- White
- Dark Brown
- Light Brown
- Weathered Gray

*Note: Color swatches may vary from actual shingle colors.*

Vinyl colors available

- White
- Mist
- Cream
- Tan
- Gray
- Clay

*Note: Color swatches may vary from actual vinyl colors.*

Or visit us on the web @ www.americansheds.net
ZONING PERMIT DENIED

Applicant
IANNELLO, JOHN & CAROL
664 CHATHAM ROAD
SOMERDALE NJ 08083

Real Estate Owner
IANNELLO, JOHN & CAROL
664 CHATHAM ROAD
SOMERDALE NJ 08083

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

a proposed 14'X10' shed. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Shed is to be located a minimum of 5' from any property line. A Variance approval is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
March 8, 2017
Applic No. 11163

Deliver to...

IANNELLO, JOHN & CAROL
664 CHATHAM ROAD
SOMERDALE NJ 08083
To Whom It May Concern:

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

Name: John + Carol Tanneillo
Address: 1664 Chatham Rd
Block: 8903 Lot: 11

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

Date 3/8/17

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

RECEIVED MAR 2 9 2017

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

Re: Application #172018C  
John Iannello  
664 Chatham Road, Somerdale, NJ  08083  
Block 8903, Lot 11  

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: March 29, 2017
APPLICANT: JOHN IANNELLO
APPLICATION No. #172018C
BLOCK(S): 8903
Lot(S): 11
LOCATION: 664 CHATHAM RD., SOMERDALE, NJ 08083

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

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

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

Please Forward Report by APRIL 11, 2017

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

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT
DATE: 2/13/17
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 29, 2017
APPLICATION No. #172018C
APPLICANT: JOHN IANNELLO
PROJECT No. 11216
BLOCK(S): 8903 Lot(S): 11
LOCATION: 664 CHATHAM RD., SOMERDALE, NJ 08083

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

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

PURPOSE OF TRANSMITTAL:
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☒ 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]

4/17/17
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning

RE: APPLICATION #172019C
G. David Wible Jr.
6 Woodmill Drive
BLOCK 20202, LOT 6

DATE: April 13, 2017

The above application is to permit a 9' x 19' detached private garage within the RA, Residential Attached district as per the attached sketch.

I. ZONING INFORMATION

   RA Zone Requirements (§407.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>6,250 sf</td>
<td>±5,365 sf²</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>50 ft.</td>
<td>40 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>120.29 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>30%</td>
<td>±7.2%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>60%</td>
<td>±11.9 %</td>
<td>yes</td>
</tr>
</tbody>
</table>

   PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>29.9 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>0 ft. one side, 15 ft. other side</td>
<td>0 ft.</td>
<td>yes</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>40%</td>
<td>≥ 40%</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>Area (Max.)</th>
<th>800 sf</th>
<th>171 sf</th>
<th>yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,098 sf²</td>
<td>171 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Stories (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Number of garages (max.)</strong></td>
<td>1</td>
<td>2</td>
<td>no</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±33 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±30.5 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Side yard (min.)</strong></td>
<td>10 ft.</td>
<td>±0.5 ft.¹</td>
<td>no</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>±77 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>7 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft.</td>
<td>7 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = Scaled data. enc = Existing nonconformance.
no = 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. Number: (2 provided v. 1 maximum allowed).
2. Side yard: (0.5 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 second detached private garage (1 maximum allowed) and five tenths (5) feet from the side property line (10 ft. minimum required).

cc: G. David Wible Jr.
Anthony Costa, Esq.
James Mellett, PE
LAND DEVELOPMENT APPLICATION

1. Applicant

Name: G. David Wible Jr.
Address: 6 Woodmill Dr.
City: Clementon
State, Zip: NJ 08021
Phone: (856) 225-3537
Email: Wible62@msn.com

2. Owner(s) (List all Owners)

Name(s): Valerie J. #
G. David Wible Jr.
Address: 6 Woodmill Dr.
City: Clementon
State, Zip: NJ 08021
Phone: (856) 225-3537

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____________________________________________
Address: ___________________________________________________
City: _______________________________________________________
State, Zip: ______________________ Phone: (____) ____ Fax: (____) ___
Email: _____________________________________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>NEW MAIR AKERS, INC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1000 Cycle Lane</td>
</tr>
<tr>
<td>Profession</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>South Hill</td>
</tr>
<tr>
<td>State, Zip</td>
<td>VA 23910</td>
</tr>
<tr>
<td>Phone</td>
<td>(800) 541-8888</td>
</tr>
<tr>
<td>Fax</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address      | 6 Woodmill Dr, Clementon, NJ 08021 |
| Block(s):           | 20202                               |
| Lot(s):             | 6                                    |

8. Land Use:

| Existing Land Use  | Primary Residence                  |
| Proposed Land Use  | Construction of a carport to provide protection to owner's collector vehicle. 19'x9'x7' approx 6" from side of carport to property line. |

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.&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>Approx 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></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>19' x 9'</td>
</tr>
<tr>
<td>Garage height</td>
<td>7'</td>
</tr>
<tr>
<td>Number of garages</td>
<td>2 (including existing garage)</td>
</tr>
<tr>
<td>Number of stories</td>
<td>1</td>
</tr>
</tbody>
</table>

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

### 14. Parking and Loading Requirements:

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

### 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]  
3/30/17  
[Date]

[Signature of Co-applicant]  
3/30/17  
[Date]
17. Consent of Owner(s):  

(State of )  
County of  
Subscribed and sworn before me on  
(Date)  

Notary Signature  

I, the undersigned, being the owner(s) of the lot or tract described in this application, do hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the use 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  

G. David Wible Jr.  

Print Name  

Valerie J. Wible  

Signature  

Valerie J. Wible  

Print Name  


Complete each of the following sections:  

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

IF YES TO ANY OF THE ABOVE:  

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock 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  

Signature of Applicant  

G. David Wible Jr.  

Print Name  

Date  

4/3/17  

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  

4/3/17  

shows and discloses the premises in its entirety, described as Block 20, Lot 6, 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:  
   G. David Wible Jr., of full age, being duly sworn to  
   law, on oath and says that all of the above statement herein is true.  

Sworn and subscribed to  

On this  

3rd day of April  

2017, before the following authority.  

Name of property owner or applicant  

By:  

Notary public  

4 of 4
DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 5
BLOCK 20202 AS SHOWN AND SET FORTH
ON A CERTAIN PLAN ENTITLED "FINAL PLAT"
PHASE TWO - WOOD MILL POND"
PREPARED BY TAYLOR, WISEMAN & TAYLOR
DATED NOV, 1986 AND FILED IN THE
CAMDEN COUNTY CLERK'S OFFICE ON
JUNE 5, 1986 AS MYLAR NO. 404-G
AND LINEN NO. 717-G.
NOTE
PROPERTY CORNERS NOT SET AT TIME OF SURVEY
AS PER WRITTEN CONTRACTUAL AGREEMENT WITH CLIENT
O - INDICATES ADDRESS NUMBER

CERTIFIED TO: G. DAVID WIBLE, JR AND
VALERIE J. WIBLE (H/W), CELAIR
HOME FUNDING, INC., U.S. TITLE
AGENCY, INC.

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

JOHN T. BUTLER
NJ LAND SURVEYOR LICENSE NO 25938

WOOD MILL POND

SURVEY OF LOT 5 BLOCK 20202 PHASE 2
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, NEW JERSEY

TAYLOR - WISEMAN & TAYLOR
CONSULTING ENGINEERS SURVEYORS
PLANNERS LANDSCAPE ARCHITECTS

DATE 11-25-86 SCALE 1" = 50' PRINT NO 23A 17399
REV A-1 12-07 (FINAL)
**Table 1**

<table>
<thead>
<tr>
<th>Wind Speed (mph)</th>
<th>Wind Load (psf)</th>
</tr>
</thead>
<tbody>
<tr>
<td>V = 70</td>
<td>0.00</td>
</tr>
<tr>
<td>V = 90</td>
<td>0.00</td>
</tr>
<tr>
<td>V = 110</td>
<td>0.00</td>
</tr>
<tr>
<td>V = 130</td>
<td>0.00</td>
</tr>
<tr>
<td>V = 150</td>
<td>0.00</td>
</tr>
<tr>
<td>V = 170</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Wind Load Conditions**

- **Wind Speeds**: V = 70, 90, 110, 130, 150, 170 mph
- **Wind Load**: 0.00 psf

**Seismic Design Category**

- **Category A**: Ground Story, Roof, Walls, Components, 
  - Initial Pressure
  - Exposures
  - Importance Factor
  - Wind Speed

**Building Code**

- The building is in compliance with the 2014 International Building Code.
DEALER: J056 KASPER - SC  
INVOICE: JS0177  
DATE: 2/4/2015  

NAME: DAVID WIBLE  
STATE: NJ  
PHONE: (856) 228-3537  
CELL: (856) 261-8714  
ADDRESS: 6 WOODMILL DRIVE  
ZIP: 08021  

CITY: CLEMENTON  

TO CERTIFY ADD BRACING AND ANCHORS  

QUOTES VALID FOR 30 DAYS  

BUILDING COLOR  
ROOF: LIGHT GRAY  
SIDES: BLUE  
TRIM: WHITE  

<table>
<thead>
<tr>
<th>WIDTH</th>
<th>LENGTH</th>
<th>HEIGHT</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>20</td>
<td>7</td>
</tr>
</tbody>
</table>

Drip Stop= $ 162.00

$4.75 PER SQ FT

50 LB SNOW LOAD AVAILABLE

CARPORT SIZE:

- ROOF PRICE: $855.00
- CLOSE SIDES: $154.00
- CLOSE ENDS: $236.25
- GABLE ENDS: $151.20

- ROLLUP DOORS: Select One 0
- WALKIN DOORS: 48 IN. DOOR 1
- FRAME OUTS: $100/FRAME OUT

- WINDOWS: Select Qty. 0
- ROOF BRACES: YES 10x21 1
- CORNER BRACES: YES 10x21 1
- MOBILE HOME ANCHORS: NO 0
- SIDE OPENINGS: NO 0

DUTCH CUT:

- MOBILE HOME ANCHORS: NO YES INITIAL:
- CORNER BRACES: NO YES INITIAL:

SUB TOTAL: $2,228.45

SALES TAX %: 7.00%

SALES TAX: $155.99

TOTAL: $2,384.44

PROCESS FEE: $195.00

SUB TOTAL: $2,189.44

SURCHARGE: $20.00

BALANCE: $2,209.44

Certified Buildings meet 130 mph winds and 30 lb snow load. Higher winds and snow loads are available by special quote. Newmart builders Inc. is a manufacturer and distributor of retail metal buildings components for assembly. Newmart Builders is not the contractor nor should we be represented by the customer as the contractor for this purchase. The customer or their representative should present themselves as such when applying for permits for assembly within their community. 20 year limited warranty on rust through of framing assuming normal user care and maintenance. We are not responsible for permits, covenant searches, restrictions, or acts of God (such as flooding, hail, lightning, wind, ice, snow, earthquakes, etc.) Please contact your local Building Inspector or Homeowners Association for information. Customer’s responsibility to check with Miss Utility or applicable service companies for underground obstacles. We are entering your property at your request, therefore we cannot be held responsible for any damages that may occur. Your lot must be level for proper assembly. Balance is due upon delivery. Newmart Builders reserves the right to accept or refuse any orders received. All orders received are subject to management approval to insure proper pricing. Non Certified Buildings are under no warranty. No refunds on process fee after 3 business days. Accepted Credit Cards: MasterCard & Visa 3% Credit Card Fee Applies. BUILDING LENGTHS ARE MEASURED ON ROOF; GROUND LENGTH IS 1’ SHORTER

CONTRACTOR IS (CUSTOMER'S NAME): 

IN OFFICE USE ONLY, CHECKED BY: 

I HAVE READ AND UNDERSTAND THE INFORMATION ABOVE AND GIVE MY APPROVAL FOR DELIVER.

SIGN AFTER DELIVERY
To Whom It May Concern:

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

Name: Valerie J & David C. Wible
Address: 6 Woodmill Drive
Block: 20202 Lot: 6

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

Date 3-29-17

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

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

Re: Application #172019C
G. David Wible, Jr. & Valerie J.
6 Woodmill Drive, Clementon, NJ 08021
Block 20202, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 4, 2017

LOCATION: 6 Woodmill Drive, Clementon, NJ 08021
G. DAVID WIBLE, JR. & Valerie J.

APPLICATION NO. 172019C

Block: 20202 Lot: 6

Escrow: #11232
Zoned: RA

TRANSMITTAL TO:
- Camden County Planning
- Tony Costa, Esq.
- Churchill, Esq.
- Planner
- Taxes & Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 1 2 3 4 5 6
- MUA
- Construction
- Traffic/Police
- GTEMS

STATUS of APPLICATION: Construction of a carport 19' x 9' x 7' to store Collector Vehicle. Bulk C Variance

- 1 Copy – Survey
- 1 Copy – Recycle Trash Report
- 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- 1 Copy – Certification from Tax Assessor – New Lot Numbers
- 1 Copy – Minor Subdivision/Legal Descriptions/Access & Road Easements
- 1 Copy – Stormwater Management Report
- 1 Copy – Traffic Impact Study
- 1 Copy – Plan of Survey & Topography

Not sure this fits in this neighborhood of twin-style homes.

4/17/17
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 4, 2017
LOCATION: 6 Woodmill Drive, Clementon, NJ 08021
G. DAVID WIBLE, JR. & Valerie J.

APPLICATION NO. 172019C
Block: 20202 Lot: 6
Escrow: #11232
Zoned: RA

TRANSMITTAL TO:

Camden County Planning
Tony Costa, Esq.
Churchill, Esq.
Planner

Taxes & Tax Assessor
Aqua Water Co.
New Jersey America
Fire District 123456

MUA
Construction
Traffic/Police
GTEMS

STATUS of APPLICATION: Construction of a carport 19' x 9' x 7' to store Collector Vehicle. Bulk C Variance

☐ 1 Copy – Survey
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☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
☐ 1 Copy – Certification from Tax Assessor – New Lot Numbers
☐ 1 Copy – Minor Subdivision/Legal Descriptions/Access & Road Easements
☐ 1 Copy – Stormwater Management Report
☐ 1 Copy – Traffic Impact Study
☐ 1 Copy – Plan of Survey & Topography

4/19/17 JWG mae – Structures within 5' of the property lines – Require the fire-rated rated down both the interior & exterior.

Jeanine, please type note for Ken.

Thanks
JWG
Date: April 19, 2017
To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: G. David Wible Jr
Site: 6 Woodmill Dr
Block: 20202 Lot: 6
Application #: 172019C

1. Structures within 5' of the property line require 1 hr fire rating, rated from both the interior & exterior.

Thank you,

Jim Gallagher
Building SubCode Official
Plans as shown along with available information do not reveal any anticipated traffic problems.

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

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

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

Other

Reviewed By: Lt. Jason Gittens

Signature: [Signature]

Date: 4/9/12
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
        Department of Community Development & Planning
RE: APPLICATION #172020C
        Eber Morse
        1046 New Brooklyn Road
        BLOCK 18204, LOT 4
DATE: April 13, 2017

The above application is to permit a 24' x 40' detached private garage within the R-1 Residential district as per the attached sketch.

I. ZONING INFORMATION
1. Zone: R-1 ~ Residential District [§403].

R-1 Zone Requirements (§403.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>1 acre</td>
<td>1 acre</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>435.60 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>±7.2%(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>30%</td>
<td>±11.9%(^1)</td>
<td>yes</td>
</tr>
</tbody>
</table>
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS
  Front yard (min.)              | 50 ft.   | 52.27    | yes      |
  Side yard (min.)               | 25 ft.   | 27.88 ft. / 28.50 ft. | n/a     |
  Rear yard (min.)               | 75 ft.   | ±350 ft.\(^1\) | n/a     |
  Useable Yard Area (min.)       | 25%      | ≥ 25%    | yes      |
  Height (max.)                  | 35 ft.   | n/a      | n/a      |

\(^1\) = Scaled data.
enc = Existing nonconformance.
§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Area (Max.)</th>
<th>800 sf</th>
<th>960 sf</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,320 sf¹</td>
<td>960 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>±154 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>24 ft. / 36 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>±258 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>12 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft.</td>
<td>±16 ft.¹</td>
<td>no*</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 in the R-3, Residential District standards:

§422.H, Private Garages
1. Area: (960 sf provided v. 800 sf. maximum allowed).
2. Side wall height: (12 ft. provided v. 9 ft. maximum allowed).
3. Garage height: (±16 ft. provided v. 14 ft. 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 variances:

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

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

NEGATIVE CRITERIA

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

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage nine hundred sixty (960) feet (800 sf maximum allowed), side wall height twelve (12) feet (9 ft. maximum allowed) and building height approximately sixteen (16) feet (14 ft. maximum allowed).

cc: Eber Morse
    Anthony Costa, Esq.
    James Mellett, PE
### LAND DEVELOPMENT APPLICATION

**1. Applicant**
- **Name:** Eber Morse
- **Address:** 1046 New Brooklyn Rd
- **City:** Sicklerville
- **State, Zip:** NJ 08081
- **Phone:** 856-571-6828, Fax: (___)
- **Email:** eber.morse@gmail.com

**2. Owner(s) (List all Owners)**
- **Name:** Eber Morse
- **Address:** 1046 New Brooklyn Rd
- **City:** Sicklerville
- **State, Zip:** NJ 08081
- **Phone:** 856-571-6828, Fax: (___)

**3. Type of Application. Check as many as apply:**
- [ ] Planned Development
- [ ] Interpretation
- [ ] Appeal of Administrative Officer's Decision
- [ ] Bulk "C" Variance
- [ ] Use "D" Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R1</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
<th>IN</th>
<th>M-RD</th>
<th>NBP</th>
<th>SCR-HC Overlay</th>
<th>IR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**5. The following applicants are required to be represented by a New Jersey Attorney:**
- **Name of Attorney:**
- **Address:**
- **City:**
- **State, Zip:**
- **Phone:** (___) - Fax: (___) - Email:
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Pioneer Pole Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>716 South Rd 103</td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td>Schuylkill Haven</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>PA 17972</td>
</tr>
<tr>
<td>Phone:</td>
<td>661-448-2555</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 1046 New Brooklyn Erie Rd |
| Tract Area: | |
| Block(s): | 18204 |
| Lot(s): | 4 |

8. Land Use:

- **Existing Land Use:** Residence
- **Proposed Land Use (Describe Application):** 24' x 40' x 12'4" Pole Building with a 24ft side setback. This will be used only for personal use

9. Property:

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

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

**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.

<table>
<thead>
<tr>
<th>Garage Application</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>40' x 24' = 960 sq ft</td>
</tr>
<tr>
<td>Garage height</td>
<td>12' 4&quot;</td>
</tr>
<tr>
<td>Number of garages</td>
<td>1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

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

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

Date: 3/29/17

[Signature]

Date
17. Consent of Owner(s):

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

March 29, 2017
Date

Signature
Eber Morse

Sworn and Subscribed to before me this 29th day of March, 2017 (Year).


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
   - No [ ] Yes [X]

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

C. Is this application for approval on a site or sites for commercial purposes?
   - No [ ] Yes [X]

D. Is the applicant a corporation?
   - No [ ] Yes [X]

E. Is the applicant a limited liability corporation?
   - No [ ] Yes [X]

F. Is the applicant a partnership?
   - No [ ] Yes [X]

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 [X]

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
Eber Morse

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 3/29/17 shows and discloses the premises in its entirety, described as Block 16204 Lot 4 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

on this 29th day of March, 2017 before the following authority.

Name of property owner or applicant

KAREN A. BONELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021
I have reviewed the truss drawings for the Project and I am able to verify the following –

1. The truss drawings have been reviewed and have been found to conform to the regulations and design of the structure.
2. No additional bracing is required other than the longitudinal 2x4 bottom chord bracing indicated on the truss print.
3. The truss is designed using MiTek software. MiTek software is based on the American Society of Timber Construction and the National Forest Products Association’s “National Design Specification”, ASCE 7 “Minimum Design Loads for Buildings and Structures”, and the Truss Plate Institute’s “Design Specifications for Light Metal Plate Connected Wood Trusses”. These criteria are referenced for truss design by the International Code Council’s publications.
4. The truss design and layout are compatible with the engineered design for the Project, and certified to comply with 2015 IBC, NJ Edition.

Submitted,

[Signature]
Re: 17030915B
24' Stock Truss

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by UFP-Gordon, PA.

Pages or sheets covered by this seal: T10592366 thru T10592366

My license renewal date for the state of New Jersey is April 30, 2018.

New Jersey COA: 24GA27944300

March 7, 2017

Albani, Thomas

IMPORTANT NOTE: Truss Engineer's responsibility is solely for design of individual trusses based upon design parameters shown on referenced truss drawings. Parameters have not been verified as appropriate for any use. Any location identification specified is for file reference only and has not been used in preparing design. Suitability of truss designs for any particular building is the responsibility of the building designer, not the Truss Engineer, per ANSI/TPI-1, Chapter 2.
Cautionary Notes:
1. Structural components such as poles, bases, brackets and fasteners and attachments brackets should NOT be modified, relocated or cut in any manner without proper review and approval of the building design professional.
2. Remannt and mill water should be directed away from pole foundation locations.
3. On enclosed buildings with large doors that are buildings designed as completely enclosed the doors should be sealed during periods high wind major stormy weather to reduce wind forces on the building.
4. Do NOT use heavy materials against poles or walls unless the building has been designed for those types of loads. Do NOT use loose material against walls unless building has been designed for such loads and any moisture contained in the loose materials.
5. Do NOT use the roof trusses for nailing material unless the building and roof trusses have been designed for those loads.
6. Concentrated loads such as coning-immersed furnaces, wet overhead conduits, ventilated louvers, etc. SHALL NOT be attached to the roof trusses without the prior review and written approval of Pioneer Pole Buildings, Inc. and the building design professional.
7. Do NOT attach hardware that would damage snow cover on the roof of buildings.
8. Do NOT attach additional buildings or service enclosures areas to pole barn buildings unless the building has been designed for the additional loads created by these building additions.
9. Door openings should NOT be added to the building walls after the building has been constructed without review and approval of the building design professional.

Misc. Notes:
These plans are designed in accordance with the 2015 IBC Construction Class V1.
TRUSS CARRIERS USED TO BE EQUAL TO OR BETTER THAN 2x6 MCR (3) 2X6 MCR TRUSS CARRIERS USED OVER OMDO OPENINGS
HURRICANE TIES USED = RT-64 6.50 CONNECTORS
DLR BURCH VAPOR BARRIER - RDP
COWRA RIDGE VENT

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PPB, Inc.
Pioneer Pole Buildings, Inc.
716 South Rd. 183
Schoharie, NY 12157
(518) 966-2503 Toll Free

JOB SITE ADDRESS: SAME
CUSTOMER ADDRESS:

SHERB MORSE
1046 NEW BRIDGE ROAD
BERSEL, NEW JERSEY 08726
609-292-7765 (R)
609-571-6628 (C)

SHEET SIZE: 24x30" X 12'-4"
NEW BROOKLYN BLACKWOOD ROAD
COUNTY ROUTE 706 (49.50' WIDE)
A.K.A. NEW BROOKLYN ROAD

SURVEY OF PREMISES
1048 NEW BROOKLYN ROAD
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 6/16/16 SCALE: 1"=50'

Ewings Associates
1900 S. KENILWORTH AVE., CLAYTON, N.J. 08021
PHONE: 856-881-4601
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: Eber Morse
Address: 1046 New Brooklyn, Sicklerville, NJ 08081
Block: 18204 Lot: 4

Date: 3-28-17

Asst., Gloucester Township Tax Collector

OFFICIAL VERIFICATION

RECEIVED APR 03 2017

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

Re: Application #172020C
Eber Morse
1046 New Brooklyn Road, Sicklerville, NJ 08081
Block 18204, Lot 4

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: April 5, 2017

APPLICANT: EBER MORSE

BLOCK(S): 18204 Lot(S): 4

LOCATION: 1046 NEW BROOKLYN RD., SICKLerville, NJ 08081

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

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

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

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

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

Please Forward Report by APRIL 17, 2017

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

4/17/17

No Issues
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 5, 2017
APPLICATION No. #172020C

APPLICANT: EBER MORSE
PROJECT No. 11233

BLOCK(S): 18204 Lot(S): 4

LOCATION: 1046 NEW BROOKLYN RD., SICKLerville, NJ 08081

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

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

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

Please Forward Report by APRIL 17, 2017

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

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

Signature

OK 4-18-17 JLS 2019

RECEIVED
APR 19 2017
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172021C
Shawn Davidson
29 Mayflower Drive
BLOCK 20904, LOT 1
DATE: April 13, 2017

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

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>9,914.60 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayflower Drive</td>
<td>75 ft.</td>
<td>75.71 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Asperula Drive</td>
<td>75 ft.</td>
<td>120.71 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>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mayflower Drive</td>
<td>30 ft.</td>
<td>32.33 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Asperula Drive</td>
<td>30 ft.</td>
<td>21.16 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>14.55 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td>30 ft.</td>
<td>±43 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>

\^ = Scaled data.
enc = Existing nonconformance.
n/a = Not applicable.
\* = Variance required.

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

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

§425.C(3), Fences
1. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Asperula Drive (15 ft. minimum required).

POSITIVE CRITERIA (“C1” and “C2” variances)
3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis N.J.S.A. 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. 40:55D-70).

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:
From Section 425.C(3) to construct six (6) foot high vinyl fence zero (0) feet from the property line along Asperula Drive (15 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: Shawn Davidson
    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.:** 172021C
- **Planning Board:** 
- **Zoning Board of Adjustment:**
- **Taxes Paid Yes/No:** (Initial)
- **Fees:** $100.00  
- **Project #:** 11234

---

**LAND DEVELOPMENT APPLICATION**

### 1. Applicant

- **Name:** Shawn Davidson  
- **Address:** 29 Mayflower Drive  
- **City:** Saddle Brook  
- **State, Zip:** NJ 07663  
- **Phone:** (856) 258-8009  
- **Fax:** (856) 258-8009  
- **Email:** sdavidson14@gmail.com

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

- **Name(s):**  
  - Shawn Davidson  
  - Christina McCall  
- **Address:** 29 Mayflower Drive  
- **City:** Saddle Brook  
- **State, Zip:** NJ 07663  
- **Phone:** (856) 258-8009  
- **Fax:** (856) 258-8009

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

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

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

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

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

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

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

---

**RECEIVED**  
**APR 05 2017**
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>🆘</td>
<td>🆘</td>
</tr>
<tr>
<td>Address: 5750 NS-42</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Fence Supply</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Lancaster</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NS 08042</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: 262-227-6691</td>
<td>Phone:</td>
</tr>
<tr>
<td>Fax: ( )</td>
<td>Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 29 Mayflower Drive</th>
<th>Block(s): 20904</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 1</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: 
Proposed Land Use (Describe Application): 6’ white vinyl privacy fence around backyard.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td>2.5'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td>36&quot;</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>Vinyl</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td>6 feet</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>

**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.

### 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]

[Date: 3/28/17]

Signature of Applicant

[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).

3/28/17
Date

Signature
Shawn Davidson

Sworn and Subscribed to before me this 30 day of March 2017 (Year).

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 the stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

3/28/17
Date

Signature of Applicant
Shawn Davidson

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 11/9/14 shows and discloses the premises in its entirety, described as Block 20904 Lot 2, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey:
County of Camden:
Shawn Davidson, 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 30 day of March 2017 before the following authority.

Name of property owner or applicant

MICHELE LYNN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
ZONING PERMIT DENIED
29 MAYFLOWER DR
Block/Lot 20904/1

Applicant
DAVIDSON, SHAWN
29 MAYFLOWER DR.
SICKLERVILLE, NJ 08081

Real Estate Owner
DAVIDSON, SHAWN
29 MAYFLOWER DR.
SICKLERVILLE, NJ 08081

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

a proposed rear yard 8’ vinyl fence. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:

On the street side parallel with the front door to the building the fence shall be setback at least 20’ from the front property line or the distance of the front of the building, whichever is greater. On the secondary street parallel with the side of the building the fence shall be setback at least fifteen feet from the front property line. A Variance is required prior to issuance of permit.

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

Maq Ortiz
Zoning Officer
February 15, 2017
Applic No. 11096

Deliver to...

DAVIDSON, SHAWN
29 MAYFLOWER DR.
SICKLERVILLE, NJ 08081
CERTIFIED TO:
SHAWN DAVIDSON AND CHRISTINA McCALL
FOUNDATION TITLE, LLC—WOODBURY AND
FIDELITY NATIONAL TITLE INSURANCE
COMPANY.
OAK MORTGAGE COMPANY, LLC, IT'S
SUCCESSORS AND/OR ASSIGNS AS THEIR
INTEREST MAY APPEAR.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I
HEREBY CERTIFY TO ITS ACCURACY EXCEPT SUCH EASEMENTS IF ANY,
THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR ON THE
SURFACE OF THE LAND OR ANY EASEMENT THEREON. I ASSUME NO
RESPONSIBILITY FOR ANY RISK OF TITLE TO ENSURE THE TITLE TO THE LANDS AND
PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE
CURRENT MANNER AND INTENDED USE FOR WHICH IT IS BEING USED."
TOwnship Of Gloucester
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

To Whom It May Concern:

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

Name:      SRP 2015-1 LLC
Address:   29 Mayflower Dr
Block:     20904     Lot:    1

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

Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Camden County

Printed on recycled paper
THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY
401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

April 10, 2017

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

Re: Application #172021C
Shawn Davidson
29 Mayflower Drive, Sicklerville, NJ 08081
Block 20904, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 5, 2017
APPLICANT: Shawn Davidson

APPLICATION No. #172021C
PROJECT No. 11234

BLOCK(S): 20904 LOT(S): 1
LOCATION: 29 MAYFLOWER DR., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1234

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

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

Please Forward Report by APRIL 17, 2017

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

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

Signature

APPROVED
DATE: 4-1-1977
BY: [Signature]
Bureau of Fire Prevention
Fire District 5
1751 Sicklerville Rd.
Sicklerville, NJ 08081

04/10/2017 1:08PM FAX
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 5, 2017
APPLICANT: Shawn Davidson

APPLICATION No. #172021C
PROJECT No. 11234

BLOCK(S): 20904 LOT(S): 1
LOCATION: 29 MAYFLOWER DR., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer ☐ Zoning Board Planner
☐ Camden County Planning Board ☐ Traffic Officer
☐ Taxes ☐ Construction
☐ 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 APRIL 17, 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.
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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

[Signature]

No Issues

4/17/17
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 5, 2017
APPLICANT: Shawn Davidson
APPLICATION No. #172021C
BLOCK(S): 20904 LOT(S): 1
LOCATION: 29 MAYFLOWER DR., SICKLerville, NJ 08081

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

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

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

Please Forward Report by APRIL 17, 2017

ENCLOSED:
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☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
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☐ 1 Copy - Preliminary Site Plan
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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

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

Signature

RECEIVED
APR 19 2017
For Office Use Only

Submission Date:_________ Application No. # 15-3035 DEM 8185

Planning Board ✔ Zoning Board of Adjustment ❌

Taxes Paid Yes/No (Initial)

Fees $110.00 Project # 9113

Land Development Application

1. Applicant

Name: 1743 Farmhouse, LLC
Address: 1010 E. Evesham Road
City: Magnolia
State, Zip: New Jersey, 08049
Phone: 856-232-3800
Fax: 856-232-3880
Email: 1743farmhouse@gmail.com

2. Owner(s) (List all Owners)

Name(s): Stephen D. Crea
Denise L. Herker
Address: same as Applicant
City:
State, Zip:
Phone:_____ Fax:_____ 

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

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

☐ Planned Development
☐ Interpretation
☐ Appeal of Administrative Officer’s Decision
☐ Bulk “C” Variance
☐ Use “D” Variance
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement
☐ Minor subdivision extension

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>PR</td>
<td>BW-RC</td>
<td>SCR-HC Overlay</td>
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<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
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<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: Carly K. Ferro, Esquire
Address: 200 Golfview Drive
City: Blackwood

Firm: The Law Office of Dennis L. Riley, Esquire
State, Zip: New Jersey 08012
Phone: 856-232-3800 Fax: 856-232-3880
Email: carlykferroesc@gmail.com
6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

| Street Address: 1010 Evesham Road, Magnolia | Block(s): 3306 |
| Tract Area: 5.734 Acres | 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
- Condominium
- Cooperative
- Rental

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>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>
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<tr>
<td>Front setback 2</td>
<td>153 ft.</td>
<td>Setback from E.O.P.*2</td>
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</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
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<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>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>634 ft.</td>
<td>Setback from R.O.W.1</td>
<td>N/A</td>
</tr>
<tr>
<td>Lot area</td>
<td>5.734 ac</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt; 40 ft.</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td>Garage Application</td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

#### Garage Application
- **Garage Area**: N/A
- **Garage height**: N/A
- **Number of garages**: N/A
- **(include attached garage if applicable)**
- **Number of stories**: N/A

#### Shed Requirements
- **Shed area**: N/A
- **Shed height**: N/A
- **Setback from R.O.W.1**: N/A
- **Setback from R.O.W.2**: N/A
- **Setback from property line 1**: N/A
- **Setback from property line 2**: N/A

### 14. Parking and Loading Requirements:
- **Number of parking spaces required**: 99
- **Number of parking spaces provided**: 99
- **Number of loading spaces required**: 1
- **Number of loading spaces provided**: 1

### 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]

3/23/17

[Signature of Co-applicant]

3/23/17
17. Consent of Owner(s):
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

Date

Signature

Sworn and subscribed to before me this 23rd day of February, 2017

LISA M. WEST
Notary Public of New Jersey

Print Name

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

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

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

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 11/24/17, shows and discloses the premises in its entirety, described as Block 3306, Lot 1141/2, 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:

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

Notary public

Sworn and subscribed to

On this 23rd day of February, 2017 before the following authority.

LISA M. WEST
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 3136 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
Ariene Chiumento Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 13th Day of May 2015.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewing Road, Suite 28
Laurel Springs, New Jersey 08021
TO: Zoning Board of Adjustment

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

RE: APPLICATION #152005DCM Escrow #9113
1743 Farmhouse, LLC
BLOCK 3306, LOTS 11 & 12

DATE: April 06, 2017

The Applicant requests extension of a use variance for a "mixed use residential catering/wedding facility" and preliminary and final major site plan approval for 14,526 sf of building improvements within the R-3, Residential District. The project is located on the south side of Evesham Road east of Hollywood Avenue.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: 1743 Farmhouse, LLC, 1010 E. Evesham Road, Magnolia, NJ 08049 (Telephone 609-820-5472).
- Owner: Stephen D. Crea and Denise L. Herker, 1010 E. Evesham Road, Magnolia, NJ 08049 (Telephone 609-820-5472).
- Engineer: Erik R. Littlehales, PE, PLS, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone 856-228-2200).

I. INFORMATION SUBMITTED

New Information
1. Land Development Application Form and checklist dated 02/28/17.
2. Project Narrative, as prepared by Consulting Engineers Services dated February 2017.
7. Plan of Survey & Topography, as prepared by Consulting Engineers Services comprising one (1) sheet dated 02/14/17.
8. Minor subdivision plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/29/15, last revised 02/16/17.
9. Architectural plans, as prepared by OSK Design Partners, P.A. consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>P-1</td>
<td>Schematic Design Perspectives</td>
<td>8-22-16</td>
</tr>
<tr>
<td>P-2</td>
<td>Schematic Design Perspectives</td>
<td>8-22-16</td>
</tr>
<tr>
<td>A-1</td>
<td>Schematic Design - Proposed First Floor Plan</td>
<td>8-22-16</td>
</tr>
<tr>
<td>A-2</td>
<td>Schematic Design - Elevations</td>
<td>8-22-16</td>
</tr>
<tr>
<td>B-1</td>
<td>Renovated Barn Chapel</td>
<td>8-22-16</td>
</tr>
<tr>
<td>B-2</td>
<td>Renovated Barn Chapel</td>
<td>8-22-16</td>
</tr>
</tbody>
</table>

10. Engineering plans, as prepared by Consulting Engineers Services 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>02-21-17</td>
</tr>
<tr>
<td>2</td>
<td>Existing Conditions and Demolition Plan</td>
<td>02-21-17</td>
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<tr>
<td>3</td>
<td>Surrounding Site Features Plan</td>
<td>02-21-17</td>
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<tr>
<td>4</td>
<td>Site Plan</td>
<td>02-21-17</td>
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<tr>
<td>5</td>
<td>Grading and Drainage Plan</td>
<td>02-21-17</td>
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<tr>
<td>6</td>
<td>Utility Plan</td>
<td>02-21-17</td>
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<tr>
<td>7</td>
<td>Landscaping Plan</td>
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</tr>
<tr>
<td>8</td>
<td>Lighting Plan</td>
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</tr>
<tr>
<td>9</td>
<td>Landscaping and Lighting Details</td>
<td>02-21-17</td>
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<tr>
<td>10</td>
<td>Profiles</td>
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<td>11</td>
<td>Construction Detail</td>
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<td>12</td>
<td>Storm Sewer Details - A</td>
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<td>Storm Sewer Details - B</td>
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<td>Sanitary Sewer and Water Details</td>
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<td>15</td>
<td>Soil Erosion and Sediment Control</td>
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<tr>
<td>16</td>
<td>Plan Soil Erosion and Sediment Control</td>
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<tr>
<td>17</td>
<td>Test Pit Logs</td>
<td>02-21-17</td>
</tr>
<tr>
<td>18</td>
<td>Vehicle Circulation Plan</td>
<td>02-21-17</td>
</tr>
</tbody>
</table>

Previous Information (Use Variance and Minor Subdivision)

11. Camden County Planning Board approval dated 01/27/16.
13. Minor subdivision plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/29/15, last revised 7/23/15.
15. Land Development Application Form and checklist dated 02/09/15.
16. Use Variance plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/06/15.
II. **ZONING REVIEW**

1. mixed use residential catering/wedding facility is not a listed permitted use [§405.B].


<table>
<thead>
<tr>
<th>Description</th>
<th>Required (Other Uses)</th>
<th>Existing (Proposed Lot 12)</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>2 acres</td>
<td>5,010 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>339.49 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>±707 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Building Coverage (max.)</td>
<td>30%</td>
<td>±6.7%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)¹</td>
<td>75%</td>
<td>±34%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>Existing</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>283.8 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.) – (Barn addition)</td>
<td>30 ft.</td>
<td>25 ft.</td>
<td>no¹</td>
</tr>
<tr>
<td>Side yard (min.) – (Catering addition)</td>
<td>30 ft.</td>
<td>59.3 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.) (deck)</td>
<td>50 ft.</td>
<td>±162 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
<td>&lt; 40 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Buffer</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

Parking
- Restaurant (250 seats)
  - 1 space / 3 seats
- Employees (30 employees), plus
  - 1 space /2 employees

Total                   83 spaces
15 spaces
98 spaces
99 spaces
yes

¹ Scaled data.

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

2. Freestanding Signs

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number (max.) - §426.V(3)</td>
<td>1</td>
<td>2</td>
<td>no¹</td>
</tr>
<tr>
<td>Area (max.) - §426. V(3)</td>
<td>45 sf</td>
<td>10 sf</td>
<td>no¹</td>
</tr>
<tr>
<td>Height (max.) - §426. V(3)</td>
<td>4 ft.</td>
<td>4 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Property line setback (min.) - §426. V(3)</td>
<td>4 ft.</td>
<td>10 ft.</td>
<td>no¹</td>
</tr>
</tbody>
</table>

¹ 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.

3. Facade Signs
   a. The Application as submitted does not address facade signs
4. The following variances are approved by Zoning Board of Adjustment Resolution #152005DCOM adopted May 13, 2015.


<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed (Lot 11)</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>31,547 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>76.10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>309.60 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage</td>
<td>20%</td>
<td>≤ 20%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>40%</td>
<td>≤ 40%</td>
<td>yes</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) – deck</td>
<td>30 ft.</td>
<td>≥ 30 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>≥ 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>≥ 30 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>≤ 35 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Buffer</td>
<td>25 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

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

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for preliminary and final major site plan requirements.

The Applicant has provided the checklist requirements or requested a waiver.

IV. WAIVER COMMENTS

The Applicant requests a waiver from the following required checklist items for subdivision and variance applications.

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
   a. The Applicant provided a Traffic Assessment, as prepared by Consulting Engineers Services dated February 2017 in lieu of a complete Traffic Impact Statement.

The Applicant requests the following waivers from Article V, Performance and Design Standards:

2. To provide parking between the front building line and street line in a residential district where the location is not allowed as per §510.F(3).

3. To provide a 6" thick dense grade aggregate gravel surface for twelve (12) parking spaces where a minimum 1.5" bituminous concrete surface course, Mix I-3 is required as per §510.H(3).

V. VARIANCE COMMENTS

The instant application requires the following variances:

§403.F, Area, Yard, Height and Building Coverage

1. Side yard (Barn): (25 ft. provided v. 30 ft. minimum required).
§426.V, Signs Permitted in the R3 District
Free-Standing Signs
2. Number: (2 provided v. 1 maximum allowed).
3. Area: (45 sq ft provided v. 10 sq ft maximum allowed).
4. Setback: (3 ft provided v. 10 ft minimum required).

The following variances are approved by Zoning Board of Adjustment Resolution #152005DCM adopted May 13, 2015.

§405.B, Permitted Uses – R-3, Residential District
5. A "mixed use residential catering/wedding facility" is not listed as a permitted use in the R-3 Residential District.

§507.B(3), Buffering
6. Buffer: (0 ft provided v. 25 ft minimum required).
a. It appears the applicant is requesting a variance from the requirement to provide a buffer of the proposed mixed use residential catering/wedding facility from the proposed residential Lot 11.

VI. MAJOR SITE PLAN REVIEW COMMENTS
1. The plans shall be revised to provide landscaping along the base of the proposed monument signs as per §426.R(8).
2. The plans shall be revised to provide street shade trees as forty (40) feet on center as per §507.D(4).
3. The Applicant shall provide testimony to address the proposed 250 seating and associated parking as per §510.A, Off-Street Parking.
   a. The Applicant should provide testimony to address potential seating for the following areas identified in the application:
      i. Proposed covered porch.
      ii. Bar.
      iii. Cocktail room.
   b. The Applicant shall provide testimony to address potential use of the catering facility and chapel simultaneously for separate events, which may impact parking demand as per §510.A, Off-Street Parking.
4. The plans shall be revised to provide a trash enclosure as per §510.L. Refuse/Recyclable Storage Areas.
   a. The applicant shall provide testimony addressing the proposed "covered trash/recycling area."
      i. Should the Board approve the plans shall be revised to provide a detail of the proposed covered structure.
5. The plans shall be revised to provide underground electric as per §518.D. underground wiring.
   a. The Applicant shall provide testimony addressing the Existing Overhead Wires that are proposed on Lot 11.

VII. GENERAL REVIEW COMMENTS
1. The plans shall be revised to amend the zoning table to apply the zoning requirements only for Lot 12.
2. The plans shall be revised to provide a detail of the proposed "Planter by Others."

APPLICATION #152005DCMPFMS
1743 Farmhouse, LLC
Block 3306, Lots 11 & 12
VIII. ENVIRONMENTAL IMPACT STATEMENT COMMENTS
The submitted Environmental Impact Statement is substantially consistent with the requirements of §816, Environmental Impact Statement.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS
The Applicant is advised of the following additional requirements of the Land Development Ordinance:
1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.
4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:55D-65a 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.

X. FINAL PROCEDURES
The following items must be completed prior to signature of the plans and deeds.
1. Provide twelve (12) signed and sealed minor subdivision plans for signatures.
2. Provide deeds for signatures.
4. The review escrow currently has a surplus in the amount of $527.62.

XI. RECOMMENDATIONS
1. The applicant must address the underlined items listed above.
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.

Should the Applicant have any questions or wish to schedule a meeting to review the report, please contact the office at (856) 374-3511.

cc: 1743 Farmhouse, LLC
     Carly K. Ferro, Esq.
     Erik R. Littlehares, PE
     Anthony Costa, Esq.
     James Mellett, PE
# LAND DEVELOPMENT APPLICATION

## 1. Applicant

<table>
<thead>
<tr>
<th>Name: 1743 Farmhouse, LLC</th>
<th>Name(s): Stephen D. Crea</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1010 E. Evesham Road</td>
<td>Denise L. Herker</td>
</tr>
<tr>
<td>City: Magnolia</td>
<td>Address: same as Applicant</td>
</tr>
<tr>
<td>State, Zip: New Jersey, 08049</td>
<td>City:</td>
</tr>
<tr>
<td>Phone: (609) 820-5472 Fax: (856) 232-3800</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Email: <a href="mailto:1743farmhouse@gmail.com">1743farmhouse@gmail.com</a></td>
<td>Phone:_____ Fax:_____</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen D. Crea, Denise L. Herker</td>
</tr>
</tbody>
</table>

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

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

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>NVSC 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: Carly K. Ferro, Esquire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 200 Golfview Drive</td>
</tr>
<tr>
<td>City: Blackwood</td>
</tr>
<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>
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Erik R. Littlehales - CES Engineer Services</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 645 Berlin-Cross Keys Road</td>
</tr>
<tr>
<td>Profession: Professional Engineer</td>
</tr>
<tr>
<td>City: Sicklerville</td>
</tr>
<tr>
<td>State, Zip: New Jersey, 08081</td>
</tr>
<tr>
<td>Phone: (856) 228-2200, Fax: (856) 228-2324</td>
</tr>
<tr>
<td>Email: <a href="mailto:elittlehales@ces-1.com">elittlehales@ces-1.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name: _______________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: ___________________________</td>
</tr>
<tr>
<td>Profession: _________________________</td>
</tr>
<tr>
<td>City: ______________________________</td>
</tr>
<tr>
<td>State, Zip: _________________________</td>
</tr>
<tr>
<td>Phone: (<em><strong>) - (</strong></em>), Fax: (<em><strong>) - (</strong></em>)</td>
</tr>
<tr>
<td>Email: _____________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1010 Evesham Road, Magnolia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 5.734 Acres</td>
</tr>
<tr>
<td>Block(s): 3306</td>
</tr>
<tr>
<td>Lot(s): 11 and 12</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 2</td>
</tr>
</tbody>
</table>

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>153 ft.</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>25 ft. existing bldg.</td>
<td>Fence height</td>
<td>split rail</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>30 ft. prop. bldg.</td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td>4’ - 6’</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>

### Pool Requirements

- Setback from R.O.W.1: N/A
- 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.

## 14. Parking and Loading Requirements:

- Number of parking spaces required: 99
- Number of parking spaces provided: 99
- Number of loading spaces required: 1
- Number of loading spaces provided: 1

## 15. Relief Requested:

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

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

## 16. Signature of Applicant

[Signature]

Date: 2/23/17

[Signature of Co-applicant]

Date: 2/23/17
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

Sworn and subscribed to before me this 23rd day of February 2017

Lisa M. West
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 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

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 11/21/17 shows and discloses the premises in its entirety, described as Block 83010 Lot 1142.

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 2/23/17 day of February 2017 before the following authority:

Notary public
#18 - Stephen D. Crea
1010 E. Evesham Road
Magnolia, NJ 08049

Denise L. Herker
1010 E. Evesham Road
Magnolia, NJ 08049
PROJECT NARRATIVE
FOR
FOUNDERS GROVE
PLATE 33, BLOCK 3306, LOTS 11 AND 12
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY
CES #3303
February 2017

Erik R. Littlehales, P.E.
N.J. Professional Engineer
License #24GE04312700

Prepared for:
1743 Farmhouse, LLC
1010 East Evesham Road
Magnolia, NJ 08049

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346
# TABLE OF CONTENTS

1 SITE DESCRIPTION ................................................................................................................................. 1

2 EXISTING CONDITIONS ......................................................................................................................... 1

3 PROPOSED DEVELOPMENT .................................................................................................................... 1

4 SITE OPERATION ...................................................................................................................................... 1
1 SITE DESCRIPTION
Consulting Engineer Services (CES) has prepared this Project Narrative for Founders Grove development, a proposed wedding/catering development located on Plate 33, Block 3306, Lots 11 and 12 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the “Site”). The approximate 5.734 acre site consists of two (2) contiguous lots and is located within the Township’s R-3 Residential Zone. The proposed Site has frontage along Evesham Road (Camden County Route 544).

2 EXISTING CONDITIONS
The site currently has a residential house and barn which will remain after the development is completed. Wetlands are present on the site, located along the southern boundary of the property. Surrounding land use consists primarily of residential uses.

3 PROPOSED DEVELOPMENT
Major Site plan approval is being sought by 1743 Farmhouse, LLC to develop the Site into a wedding/banquet facility. The proposed improvements will total 14,526 square feet. The main building addition will be 8,913 square feet and the existing residence to remain is 3,136 square feet. The existing barn is 1,321 square feet and a 1,156 square foot barn addition is proposed. The developed Site will have direct access to Evesham Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site. Proposed layout of the site is in general accord with the use variance plan approved by the Gloucester Township Zoning Board.

Stormwater runoff generated from the proposed improvements will be conveyed via overland flow and underground stormwater piping to proposed stormwater management basin. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

4 SITE OPERATION
The facility is proposed to be utilized as a catering venue, hosting indoor and outdoor weddings and other similar events. It is also proposed to maintain one (1) residential dwelling within the existing house.
Based on information provided by the applicant, the majority of events are expected to be held on weekends, and some events may occur on weekday evenings. The catering facility is expected to accommodate a maximum of 250 seats, with up to 30 employees to service the largest events.

The proposed facility is anticipated to receive deliveries by single container box truck (such as a UPS delivery truck). The deliveries are anticipated to occur as required and will generally occur during normal business hours.

Trash pickup will be provided by a private company and will occur once weekly. A trash/recyclable enclosure for waste disposal is proposed at the side of the building.
<table>
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<th>Type</th>
<th>General Assessed Value</th>
<th>Additional Billing Deductions</th>
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TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 28, 2017
APPLICANT: 1743 FARMHOUSE, LLC
APPLICATION No. #152005DCMPFMS
BLOCK(S): 3306 Lot(S): 11 & 12
LOCATION: 1010 E. EVESHAM RD., MAGNOLIA, NJ 08049

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 3 4 5 6
☐ GT EMS

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by MARCH 21, 2017
☐ For Your Files.

ENCLOSED: VARIANCE PLAN 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 ☒ Prelim Major Site Plan ☒ Final Major Site Plan

Reviewed
Approved ☒ Not Approved
Gloucestor Twp. Fire Dist. 1
Fire Official: ____________________________
Date: 3/13/2017

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 28, 2017
APPLICANT: 1743 FARMHOUSE, LLC
APPLICATION No. #152005DCMPFMS
BLOCK(S): 3306
Lot(S): 11 & 12
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☐ Recycling Report

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

Signature 8/13/17

OK - NO ISSUES.
No new lot #s needed.
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #152005DCMPFMS
1743 Farmhouse, LLC
1010 E. Evesham Road, Magnolia, NJ 08049
Block 3306, Lots 11 & 12

Gentlemen:

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

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

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

Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Reviewed By: Lt. Jason Gittens  Ptl. Adam McKillop

Date Submitted: March 1st, 2017