Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 14, 2017  
7:00 P.M.

Agenda

Salute to the Flag  
Commencement Statement

General Rules  
Meeting will start at 7:00 P.M.  
No applications will be heard after 09:30 P.M.  
All persons testifying before the board must be sworn in.  
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, March 22, 2017  
Wednesday, May 10, 2017

RESOLUTIONS FOR MEMORIALIZATION

#172016C  
Gerald Quigley  
Bulk C Variance  
Block: 2001 Lot: 21 & 22

#172018C  
John Iannello  
Bulk C Variance  
Block: 8903 Lot: 11

#172020C  
Eber Morse  
Bulk C Variance  
Block: 18204 Lots: 4

#172021C  
Shawn Davidson  
Bulk C Variance  
Block: 20904 Lots: 1

#152005DCM  
1743 Farmhouse, LLC  
Use “D” Variance  
Block: 3306 Lots: 11 & 12

#152005DCMPFMS  
1743 Farmhouse, LLC  
Prelim/Final Major Site Plan  
Block: 3306 Lots: 11 & 12
APPLICATIONS FOR REVIEW

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

#172026C
Poonam Kaushal
Zoned: R3
16'x12x wood deck with 21' R s/b

#172022C
Gregory & Joann Mattia
Zoned: R3
8' vinyl fence with zero (0) R s/b

#172023C
John Bennett
Zoned: R3
8'x 18' deck sitting on patio w/18'' S s/b

#172024C
Robert Mantusavage
Zoned: R1
Detached garage 14'x36'x9' with S1 s/b 5' & S2 9's/b

#172025C
Nick Louie
Zoned: R2
2nd flr deck 16'x20' with 29' R s/b

Meeting Adjourned
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172016C
Gerald Quigley
Block 2001, Lot 21 & 22

WHEREAS, Gerald Quigley is the owner of the land and premises located at 133 Sixth Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 288 sq. foot shed instead of the required 168 sq. feet and 3.2’ from the side property line and 2.5’ from the rear property line instead of the required 5’ for the property located upon Block 2001, Lot 21 & 22, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 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, Gerald Quigley is the owner of the land and premises located at 133 Sixth Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2001, Lot 21 & 22, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he bought the property in 2005 and erected a shed for lawn equipment and personal items and the shed has been there for 12 years. He did not know he needed a permit.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 288 sq. foot shed with 3.2’ and 2.5’ from the property lines, 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 10th day of May 2017, the applicant Gerald Quigley is hereby granted the aforesaid variances for the property located upon Block 2001, Lot 2122 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein conditioned the applicant complying with the letter of the Construction official.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Andy Rosati  Yes
Ken Treger  Yes
Richard Rosato  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172018C
John Ianello
Block 8903, Lot 11

WHEREAS, John Ianello is the owner of the land and premises located at 664 Chatham Road in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 14’x10’x8’ shed on a 15’x11’ concrete slab 2.5’ from the side and rear property line instead of the required 5’ for the property located upon Block 8903, Lot 11, 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 May 10, 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, John Ianello is the owner of the land and premises located at 664 Chatham Road in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8903, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has a small back yard on a corner lot and will be taking down the existing shed.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 10’ x 14’ shed on 15’ x 11’ concrete slab 2.5’ from the property line, 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 10th day of May 2017, the applicant John Ianello is hereby granted the aforesaid variances for the property located upon Block 8903, Lot 11 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 conditioned the applicant complying with the letter of the Construction official.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Andy Rosati  Yes
Ken Treger  Yes
Richard Rosato  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

______________________________
Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172020C
Eber Morse
Block 18204, Lot 4

WHEREAS, Eber Morse is the owner of the land and premises located at 1040 New Brooklyn Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 960 sq. foot garage instead of the required 800 sq. feet and side wall height 12' instead of the required 9' and building height of 16' instead of the required 14' for the property located upon Block 18204, Lot 4, as shown on the Official Map of the Township of Gloucester, located in a R-1 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 May 10, 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, Eber Morse is the owner of the land and premises located at 1046 New Brooklyn Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18204, Lot 4, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has a large lot and the 24' x 40' pole barn can hardly be seen from the street. He stated the garage is for personal and the height is needed to allow for storage of his camper.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 960 sq. foot garage with a side wall 12' high and total height of 16', 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 10th day of May 2017, the applicant Eber Morse is hereby granted the aforesaid variances for the property located upon Block 18204, 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

Frank Simiriglia    Yes
Kevin Bucceroni    Yes
Arlene Chiumento    Yes
Andy Rosati        Yes
Ken Treger         Yes
Richard Rosato     Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia    Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172021C
Shawn Davidson
Block 20904, Lot 1

WHEREAS, Shawn Davidson is the owner of the land and premises located at 29 Mayflower Drive 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 6’ vinyl fence 0’ from the property line along Asperula Drive instead of the required 15’ for the property located upon Block 20904, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 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, Shawn Davidson is the owner of the land and premises located at 29 Mayflower Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 20904 Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he has a small back yard on a corner lot and the location of the fence is similar to others in the area.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6’ vinyl fence 0’ from the property line, 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 10th day of May 2017, the applicant Shawn Davidson is hereby granted the aforesaid variance for the property located upon Block 20904, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Andy Rosati  Yes
Ken Treger  Yes
Richard Rosato  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglia  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th day of June, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
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 an Extension of the previously granted Use D Variance for one year until April, 2018 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 Carly Ferro Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 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, 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. Carl Ferro, Esq. appeared on behalf of the applicant. She stated a Use Variance was granted on April 8, 2015, however this is a large project and they just received funding and are requesting a one year extension of the Use Variance until April, 2018.

5. There was no objection to the application.

UPON MOTION duly made and seconded to grant the applicant a One Year Extension of the Use D Variance until April, 2018 the Board voted six (6) 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 10th Day of May, 2017 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid extension in order to file the 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

Frank Simiriglia     Yes
Richard Rosato       Yes
Andy Rosati          Yes
Kevin Bucceroni     Yes
Arlene Chiumento     Yes
Ken Treger           Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________
Frank Simiriglia       Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of June 2017.

__________________________
Ken Lechner, Secretary

Prepared by:

ANTHONY P. COSTA, Esquire
1405 Chewlanding Road, Suite 28
Laurel Springs, New Jersey -8021
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #152005DCMPFMS
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 Preliminary and Final Major Site Plan, Bulk Variances and Waivers as enumerated in Mr. Lechner's letter dated 4-6-17 and Churchill Engineering letter dated 4-10-17 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 Carly Ferro Esq, and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 10, 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, 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. Norm Rogers, a Professional Engineer, explained the site plan, drainage, lighting, signage, ingress and egress and landscaping. Mr. Rogers explained the reasons for the variances, namely, the side yard setback for the barn, the need for relief of curbing along the stone driveway, the need for the 25' buffer variance to their residential lot and the square footage for the sign. He testified there is adequate parking, there will be new curb and sidewalk along Evesham Road. He also agreed as a condition of approval that the performance bond will include landscaping and that any replacement would be at the discretion of the Township Planner. He also agreed with all the comments in the Planner and Engineers letter except for the waivers the Board granted as the record shows.

Mr. Blackman, an Architect, explained the rendering and the building and amenities. Introduced into evidence were A-1 Site Plan, A-2 Elevations and A3 Rendering.

5. One neighbor expressed concern about hours of operation and drainage. Mr. Mellet explained there would be no problem with drainage and the resolution granting the Use Variance states closing time is 11 P.M.

UPON MOTION duly made and seconded to grant the applicant a Preliminary and Final Major Site Plan approval, Waivers and Bulk Variances the Board voted six (6) 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 10th Day of May, 2017 that the applicant, 1743 FARMHOUSE, LLC, is hereby granted the aforesaid Site Plan, Bulk Variances and Waivers 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

Frank Simiriglio  Yes
Ken Treger  Yes
Andy Rosati  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Rich Rosetti  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Frank Simiriglio  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 14th Day of June 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewlanding Road, Suite 28
Laurel Springs, New Jersey -8021
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: Absent
- Mr. Treger (Present (7:35pm arrival))
- Ms. Scully: Absent
- Chairman McMullin: Present

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

MINUTES FOR ADOPTION


A motion to approve the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

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

Minutes Approved.

Zoning Board Minutes Wednesday March 8, 2017.

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

Roll Call:
- Vice Chairman Simiriglia: Yes
- Mr. Scarduzio: Yes
- Mr. Rosati: Yes
- Chairman McMullin: Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

Gloucester Auto, LLC
Zoned: R3
Block: 13504 Lots: 24, 25, & 27
Location: 1450 Erial Rd., Blackwood
A motion to approve the above mentioned resolutions (2/22/2017) was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.

Roll Call:

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<tr>
<th>Name</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
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<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
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<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
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Resolutions Approved.

March 8, 2017 Resolutions:

#152005DCM
1743 Farmhouse, LLC
Extension Use "D" Variance & Minor Subdivision
Block: 3305 Lots: 11 & 12

#172007C
Bradley Trinkner
Bulk C Variance
Block: 9803 Lot: 16

#172009C
Jason Sailer
Bulk C Variance
Block: 18403 Lot: 8

A motion to approve the above mentioned resolutions was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

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<tr>
<th>Name</th>
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<tr>
<td>Vice Chairman Simiriglia</td>
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<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
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<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
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Resolutions Approved.

#172010C
Sarah DiBartolo-Hurley
Zoned: R3
Bulk C Variance
Block: 13002 Lot: 8
Location: 412 E. Central Ave., Blackwood
16 1/2" x 13'10" L shaped storage room w/side setbacks 6.68'

Mr. Costa swears Ms. DiBartolo-Hurley.
Ms. Hurley explained the 6.68' concrete slab is existing, it was part of an enclosed porch. The applicant would like to put the walls back up. The foundation was already there along with the roof.

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 Mrs. Chiumento.
Roll Call:

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

Application Approved.

#1720011C
Erial Community Church
Zoned: IN
Bulk C Variance
Block: 16301 Lot: 19
Location: 1725 New Brooklyn Rd., Erial
Add 3' x 6' LED sign to existing sign

Mr. Costa swears in Mr. DelDucco (Esq.) and Mr. Martin Freund (church elder).
Mr. DelDucco explains the specifics of the new sign; a reader board, 18 sq. ft.; it will not “twinkle”, “flash” or be animated, it will only scroll.
Mr. Freund states the school advertises for sign up and church activities. It will be added to the existing sign and the information on it will be more accurate. The sign will only scroll church and school events.
Mr. Bucceroni asks Mr. Freund if township emergencies (police) will be allowed to be posted on the sign.
Mr. Freund states “yes”.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

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

Application Approved.

5 minute break:

Roll Call:

Vice Chairman Simiriglia  Present
Mr. Bucceroni  Present
Mr. Scarduzio  Present
Mrs. Chiumento  Present
Mr. Rosati  Present
Mr. Treger  Present
Chairman McMullin  Present
Mr. Costa  Present
Mr. Mellef  Present
Mr. Treger is now present to hear the next application.

#172012CDMPMSFMS
Group Four Properties, LLC
Zoned: HC
Bulk C/Use "D" Variance; Minor Subdivision
Prelim/Final Major Site Plan
Block: 20303 Lot: 4
Location: 1409 Blackwood - Clementon Rd., Clementon
Subdivide 1 2.32 acre tract & construct a 5166 sq. ft. Royal Farms w/16 motor fuel dispenser
Proposed cross-access w/the existing Commerce Square Center.

Mr. Costa swears in: Ms. Tiffany Cuviello (planner), Mr. McMann (Royal Farms rep.), Mr. Petit (PE), Mr. Mike Vargo (PLS), Mr. Aiello (Traffic Engineer).

Mr. DelDuca (Esq.): explains the application:
A1 - aerial view: lot 4 with Superfresh demolished.
A2 - colored rendering of site plan 2/21/2017
- divide the lot for a 5166 sq. ft. store with gas pumps,
- 65 parking spaces,
- main entrances in front and back with parking all around the building,
- long parking slots in rear,
- additional curb cut with a right in; right out only drive added; with a pork chop pushed to the east to help prevent left turns,
- county approval at the end of April.
Application asking for the following:
- Final Site Approval,
- Prelim Site Plan
- Minor Subdivision
- variances
- conditional use variance.

D3 - conditional Use Variance:
1. allowed gas dispensers 4 need 8
2. 3200 sq. ft. store unless you have 3 acres (2.32 acres)
3. 8 pumps allowed with 3 acres.
- could move the subdivision line and include the driveway.
- variance for impervious coverage for 78.3% where the ordinance allows 75%.
- signage variances
- don't need a loading area.
- written description of operations.
- irrigation, will consider adding, but Royal Farms uses low water plants and they will be placed between the parking lot and Blackwood Clementon Rd.

Mr. McMann (Royal Farms Rep.) Operations:
- convenience w/ gas based out of Baltimore, MD,
- typical convenience store products/t shrieks chicken and sandwiches,
- have indoor and outdoor seating, trying to blend fast food with casual dining, the chicken is "world famous",
- 24 hour operation,
- loading area; largest truck is the tractor trailer that delivers fuel the rest are box truck deliveries,
- fuel trucks will deliver 2 to 3 times a week w/off peak deliveries.
- 8 to 10 employees at a time with 30 to 40 in total,
- diesel for SUV's; NO high flow diesel,
- trash will be picked up 2 to 4 times a week,
- signage is a typical Royal Farms package,
Mr. Costa asks if the fuel deliveries would be during peak hours.
Mr. McMann states they would be after lunch, before or after dinner and not after 10 pm.
Mr. Mellett states the box truck deliveries are a concern because where will it park with no loading zone.
Mr. McMann states during standard operations the box trucks typically deliver and unload at the rear entrance, they see this as a more efficient use of parking space.

Mr. Petit (PE):
- minor subdivision and discussions of the overall lot.
- right in/ right out drive aisle,
- 5166 sq.ft. building,
- 4 pump islands,
- 26 spaces needed and they have 65 spaces.
- 256 spaces needed and they have 263 spaces,
- remainder of lot 4 will have store,
- reducing impervious coverage on Royal Farms lot 1/3 of an acre with storm water management.
- lot 4 impervious coverage improved from 78.9% to 78.3%.
- water and sewer will connect in the back of the site.
- NW corner will be the site of the block trash enclosure (with brick veneer).
- substantial landscaping package.

Mr. DelDuca:
- owners of the farm to the west want us to plant evergreens and Royal Farms will add to the western boundary line (will submit a revised plan).

Mr. Petit:
- lighting will be 19' LED's throughout the site,
- lighting survey on existing lighting to be done,
- A3 - rendering of typical Royal Farms,
- variance : parking setback - 4.2' where 10' is required, because of where they drew the subdivision/property line.

Mr. Lechner states the compliance with parking spaces need to be shown.
Mr. Petit states the parking spaces in front will count but that will be no problem.

Mr. Lechner and Mr. Petit discuss the easement between the 2 lots; cross parking; shared utilities reciprocal easement and sidewalks under the canopy.

Mr. Mellett and Mr. Petit discussed the number of oversized spaces; improvement of the main driveway; repairs to the driveway; storm water quantitative analysis; drainage patterns; containment of fuel spills under the canopy along with training the employees what to do in case of a spill.

Mr. Mellett and Mr. Petit discuss the striping of the site; length of vehicles that are unloading and the safety of unloading in the rear of the store; drive aisles 45' wide and maneuverability around vehicles.

Mr. Aiello (Traffic Engineer): Discusses the following:
- traffic analysis and the investigation of site,
- east and west roadway with signal,
- right in and right out access,
- westbound 3 lanes with right only on Blackwood-Clementon Rd.
- trip analysis- there will be less traffic then a supermarket in peak hours and Saturdays, but slightly higher in the morning,
- no significant impact to the traffic signal,
- mostly "pass by trips".

County changes requested:
- primary concern design of the right in/right out drive lane and suggested pork chop with an island to prevent left turns,
- comply with ADA sidewalk frontage,
- distance between the right in/right out lane and the traffic light,
- will provide striping to convert acceleration lane to deceleration lane.
Mr. Lechner states the police department requests: stop sign at exit, no left turn sign and request Title 39 enforcement.

Mr. DelDuca agrees to the above mentioned requests and states they will be added to the plan.

Mr. Mellett states the right in/right out driveway is a concern.

Mr. Aiello states the right in/right out drive allows direct access to parking along with gas pumps in front of the lot; it is a very efficient pass by maneuver; it helps distribute traffic away from the signal.

Mr. Mellett discusses the right out and safety of that merge.

Mr. Aiello states the deceleration lane improved will extend the island to channel all the way to the travel lane. County wants us to investigate moving the driveway to the east.

Mr. Mellett discusses wider radius with concerns to the acceleration lane and R.O.W acquisition.

Mr. Aiello states the challenge is the grade.

A4 - signs and color

Ms. Cuvieo (planner):
- analysis of variances,
- seating on inside with table outside,

Variance:
1. D3 - 2.32 acres not 3 acres, site plan can function appropriately, they could adjust the lot line to 3 acres if not for the financial complication. The overall shopping center is over 10 acres. The pad sight functions appropriately with 10% less impervious coverage.

C2 variance:
- Well sign: numbers of signs; sign is duplicated on rear building, front 125 sq. ft., rear 5 sq. ft.; Canopy sign has Royal Farms name on it, under fuel dispensers for the gas station is all part of the Royal Farm branding. Directional signage on internal access lanes.
- Free standing signs; 162 sq. ft. display fuel prices; 50 sq. ft. Royal Farms signs; 28 sq. ft. sign that is part of the pricing sign which is not inconsistent with other signage in town. 25’ high sign with no skirting on sign but will provide landscaping.
- - benefits to general welfare with detriment to others on roadway,
- - positive re-investment into the community,
- - no substantial detriment to the corridor only a positive.

Mr. Lechner states he has no objection to the directional signs; variance required change copy ordinance.

Mr. Mellett recommends irrigation at least in the frontage.

Mr. Lechner states there is a lot of lawn.

Mr. DelDuca states he will leave it up to the board. [no waiver].

PUBLIC PORTION:

Mr. Lark Paoli: west of Royal Farm Site:
- questions the 24 hour operation and where the run off in the north west corner will be going. The trees they plant have to be high enough the horses don't see the car lights/business lights.

Mr. DelDuca states they are willing to walk the site and fill in the holes with evergreen trees.

Mr. Paoli asks them to plant taller trees.

Mr. Lechner asks if the horses are out at night.

Mr. Paoli states "yes in every field".

Mr. Bucceroni states the applicant should be able to direct the lights away from the farm.

Mr. DelDuca states the signs are back shielded; lights are illuminated and no brighter than any other sign.

Mr. Paoli asks about run off.

Mr. Petit state there will be no run off from the parking lot onto the farm.

Vice Chairman states the run off will be the same as before.

Mr. Paoli asks if there will be any outside music or speakers.

Mr. DelDuca states there will be low level music under the canopy.

Mr. McMullin suggests turning the music off at 10pm.
Mr. DelDuca states you shouldn't be able to hear the music at the farm.
Mr. Costa states at night you may be able to hear the music.
Mr. Petit states the music will not be heard over Blackwood Clementon Rd. traffic/road noise.
Mr. Mellett wants Mr. Petit's office to scale back where the illumination hits the farm.
Mr. Lechner saw the foot candle report and didn't see any average.
Mr. Mellett discusses the foot candle report/the offices will work it out together.
Mr. Lechner asks Mr. Paoli is there are any horses in the 300 ft. easement.
Mr. Paoli states the horses are next to the easement; there is about 300 ft. between the fence and
property.
Mr. Lechner states there is no illumination 40' from the property line according to Mr. Petit's report.

Ms. Kelly Paoli states the previous trees planted by Super Fresh died due to combination of the
hill/run off and lack of water.
Mr. Lechner states the trees will have 2 years and they usually survive if they last that long.
Mr. Mellett states they could irrigate to help the trees.
Mr. DelDuca requests not to enforce the irrigation.
Vice Chairman Simiriglia states that area is a steep slope and the water does drain away from the
roots.
Mr. DelDuca believes where the trees are is more important; if they die they will be replaced.
Vice Chairman Simiriglia states if the trees die in 1 1/2 years, you replace them but the bond is only
good for 2 years, what will happen if those last trees die too.
Mr. DelDuca and the applicant eventually agree to irrigate the trees.

A motion to approve the above mentioned application with the following conditions: agree to Mr.
Lechner's and Mr. Mellett's letters, agree to written response to gas spills, "no left
turn" sign & agreement to title 39 and stop sign, lights away from neighbors (to be
worked out w/professionals), no music to reach neighbors' property, agreed to
walk the property and irrigate: was made by Mr. Treger and seconded by Mr.
Scarduzio.

Roll Call:

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<th>Yes</th>
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<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
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<tr>
<td>Mr. Bucceroni</td>
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<td>Mr. Scarduzio</td>
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<td>Mrs. Chiumento</td>
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<td>Mr. Rosati</td>
<td>Yes</td>
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<td>Mr. Treger</td>
<td>Yes</td>
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<td>Chairman McMullin</td>
<td>Yes</td>
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</table>

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.
ROLL CALL:

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

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

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday April 12, 2017

A motion to approve the above mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Rosati.

ROLL CALL:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Rich Rosetti Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

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

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

#172012CDMPMSFMS
Group Four Properties, LLS
Bulk C/Use "D" Variance; Minor Subdiv.
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

#152032CDSPWMS
Bernie Wilson
RE-AFFIRMATION
Block: 5403 Lot: 11

A motion to approve the above mentioned resolutions was made by Mrs. Chiumento and seconded by Mr. Rosati.
Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Rich Rosetti  Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#172016C
Gerald Quigley
Zoned: R4
Bulk C Variance
Block: 2001 Lot: 21 & 22
Location: 133 Sixth Ave., Glendora
12' x 24' 8.5' wood shed w/2.5 Rear setback and 3.2 side setback.

Mr. Costa swears in Mr. Gerald Quigley.
Mr. Quigley states he put the shed up in 2005 to store bikes and lawn equipment, it's been up ever since.
Mr. Costa states there is a note from the construction inspector about a fire rating and a concrete permanent base for the shed.
Mr. Lechner states Mr. Quigley will need a zoning permit, a construction permit and he has to fire rate the walls.
Mr. Mellett asks Mr. Quigley if there are any drainage problems.
Mr. Quigley states "no".
Mr. Rosati asks how long it's been up and why they didn't get the proper permits.
Mr. Quigley states it has been up since 2005 and his wife took care of everything, he assumed it was done correctly as no one had directed them to get permits. His wife has passed away.
Mr. Treger and Mr. Quigley discuss the setbacks.
Mr. Lechner passes out a picture of the shed to the board.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application was Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

Mr. Bucceroni  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Treger  Yes
Mr. Rich Rosetti  Yes
Chairman Simiriglia  Yes

Application Approved.

#172018C
John Iannello
Zoned: R3
Bulk C Variance
Block: 8903 Lot: 11
Location: 664 Chatham Rd., Somerdale
14' x 10' x 8' shed on 15' x 11' concrete slab w/2 1/2' S & R setbacks.

Mr. Costa swore in Mr. Iannello.
Mr. Iannello states he has a small yard and wants to keep the shed in the corner to have more space. He is replacing his 10' x 16' shed and replacing it with the 10' x 14' shed at a different end of the yard.
Mr. Lechner states he will need the 1 hour fire rating for the exterior walls; inside, outside and the over hang because he is less than 5' from the property line.
Mr. Costa suggests Mr. Iannello fire rate the shed for him before it is delivered.
Mr. Lechner states Mr. Iannello can call Mr. Gallagher and he can help him with the specifics.
Mr. Mellett tells Mr. Iannello to make sure the run off from the shed is directed onto his property and not his neighbors'.

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:

Mr. Bucceroni Yes
Mrs. Chiumento Yes
Mr. Rosati Yes
Mr. Treger Yes
Mr. Rich Rossetti Yes
Chairman Simiriglia Yes

Application Approved.

#172019C
G. David Wible, Jr.
Zoned: RA
Bulk C Variance
Block: 20202 Lot: 6
Location: 6 Woodmill Dr., Clementon
19' x 9' x 7' 2nd garage/carport w/.5 setback.

Mr. Costa swears in Mr. David Wible, Jr..
Mr. Wible states the carport is 6' from the property line. He doesn't believe he has enough space to move it in on his property, he is using it to store his 2002 Thunderbird; the carport has been there for 2 years (9' x 19'). The carport is constructed of all steel.

Mr. Mellett asks if there is concrete underneath the carport.
Mr. Wible states "yes".
Mr. Mellett asks Mr. Wible where the run off is going.
Mr. Wible states the concrete slab leans towards the front of the house.
Mr. Bucceroni asks if there is room in the backyard.
Mr. Wible states "probably" but he can't get the car and carport into the backyard without a driveway.
Mr. Bucceroni states he believes the water has to go onto his neighbors' property because it is so close to the property line. Mr. Bucceroni believes the best remedy is to move it into the backyard.

Mr. Wible doesn't believe he can do that.
Mr. Rosati discusses the wooden fence w/a gate and the proximity to the property line (6').
Mr. Treger asks if there is a plastic door on the carport.
Mr. Wible states he had a tarp with bungee cords.
Chairman Simiriglia asks Mr. Wible what is in front of the carport.
Mr. Wible states there is a driveway 6' off the property line.
Chairman Simiriglia states he probably needs a waiver for that too. The fire code may still be viable because sheet metal doesn't have a good fire rating. Chairman Simiriglia believes he needs to re-configure it anyway to keep the water off his neighbors' property.

Mr. Lechner states the carport is 33' from the curb line.
Chairman Simiriglia states the concrete is 6' off the side property line.

PUBLIC PORTION:

Mr. Wolfe (3 Woodmill dr.) across the street.
Mr. Wolfe is concerned that everyone will want to do this now. Maybe his next door neighbor will decide to put up a second garage.
Mr. Lechner states Mr. Wible will need a 3rd variance for the distance between the garage and the dwelling (17’), along with a 10’ setback and 2nd garage variance if you move it to the backyard.

A motion to Table the above mentioned application was made by Mr. Rosati and seconded by Chairman Simiriglio.

Roll Call:

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Application Tabled with no re-advertisement necessary.

#172020C
Eber Morse
Zoned: R1
Bulk C Variance
Block: 18204 Lot: 4
Location: 1046 New Brooklyn Rd., Sicklerville
Pole building 24’ x 40” x 12.4’ w/24’ setback (personal use).

Mr. Costa swears in Mr. Eber Morse.
Mr. Morse states he has thought out the square footage he needs for the last 8 years. He owns campers at times and needs a 9’ to 10’ overhead door for them to fit. Mr. Morse states his neighbor has a 14’ sidewall on his pole barn so his won’t be the highest on the street.
Mr. Costa asks what are in the neighboring lots.
Mr. Morse states the house to the left is abandoned (foreclosed); his driveway has a far setback; his lot is 400’ deep and 100’ wide; the pole barn will be 24’ from one side property line and 30’ from the other.
Mr. Lechner states the council did just change the heights for pole barns about 3 or 4 months ago. The reason was to keep the smaller/older lots in town from building massive, non-residential type pole barns. But, Mr. Morse has an acre lot.
Mr. Mellett states drainage shouldn’t be a concern.
Mr. Bucceroni states it’s not that unusual for the area.
Mr. Treger asks Mr. Morse if he has an existing garage.
Mr. Morse states “no”.
Mr. Treger asks Mr. Morse how he plans on getting to the pole barn with vehicles.
Mr. Morse states he will have a stone driveway and eventually a gravel driveway.

Open to the public:
No Comments:
Open to Professionals:
No additional Comments:

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

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Application Approved.

#172021C
Shawn Davidson
Zoned: R3
Bulk C Variance
Block: 20904 Lot: 1
Location: 29 Mayflower Dr., Sicklerville
6’ vinyl fence w/setbacks F1 - 2.5’ & F2 - 3.6’

Mr. Costa swears in Mr. Shawn Davidson.
Mr. Davidson states he is a corner lot and he will lose 1000 sq. ft. if he can’t put the fence where they would like. It seems other properties have the same setback in the neighborhood.
Mr. Costa asks if the fence blocks any neighbors’ driveways.
Mr. Davidson states “no”.
Mr. Mellett states there are no site implications.
Mrs. Chiumento asks if the fence is different on both sides of the house.
Mr. Davidson states the fence will be 8’ from the back of the home on the left side.

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.

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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 states the reason the applicant is returning is because they had not noticed Magnolia on their application so the board wasn’t supposed to hear the application.
Mr. Costa also states the applicant agrees to Mr. Mellett and Mr. Lechner’s letters and all conditions will be met.
Mr. Costa makes note: NO PUBLIC PRESENT.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

A motion to approve the above mentioned application and extend the Use D Variance to April, 2018 was made by Mr. Bucceroni and seconded by Mrs. Chiumento.

Roll Call:

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Application Approved.

#152005DCMPFMS
1742 Farmhouse, LLC
Zoned: R3
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.

Mr. Rogers goes through all the variances and 11 waivers again:
Variances:
- barn's pre-existing 10' from the property line and 10' to 25' from the side yard,
- relief for curbing
- 25' residential buffer
- 4½ sq. ft. sign
- post performance bond for pre-planted trees and planners directive.

Waivers:
- pg.6 #1 12' to 10'
- sidewalk waiver from frontage to buildings
- basin change
- note 5 pg. 9 grading/Item 5 48 hour drainage
- pg. 12 item 11 lighting off 1 hour after events end
- parking in front of barn: 6'' stone surface vs. paved driveway in front of barn
- existing above ground residential wires
- fence along the entire property length
- signs/monument 4'
- G,H,I items/no curbing along stone drive by barn
- traffic assessment vs. detailed traffic report
- reduction of height of trees already planted and added to bond
- add landscape to trash enclosure.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

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<td>Chairman Simiriglia</td>
<td>Yes</td>
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Application Approved.
A motion to Adjourn was made by Mr. Treger and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.
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**
   1. Zone: RA - Residential Attached District [§407].

**RA Zone Requirements (§407.F):**

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<th>Standard</th>
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<th>Complies</th>
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<tbody>
<tr>
<td>Lot size (min.)</td>
<td>6,250 sf</td>
<td>±5,365 sf</td>
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<td>Lot frontage (min.)</td>
<td>50 ft.</td>
<td>40 ft.</td>
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<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>120.29 ft.</td>
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<td>Building coverage (max.)</td>
<td>30%</td>
<td>±7.2%(^1)</td>
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<tr>
<td>Lot coverage (max.)</td>
<td>60%</td>
<td>±11.9%(^1)</td>
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**PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS**

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<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>29.9 ft.</td>
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<td>Side yard (min.)</td>
<td>0 ft. one side, 15 ft. other side</td>
<td>0 ft. 10.8 ft.</td>
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<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>n/a</td>
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<td>Useable Yard Area (min.)</td>
<td>40%</td>
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<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>
§422.H, PRIVATE GARAGES

| Area (Max.) | 800 sf | 171 sf | yes |
| Less than area of principal building | < ±1,098 sf | 171 sf | yes |
| Stories (max.) | 1 | 1 | yes |
| Number of garages (max.) | 1 | 2 | no |
| Front yard (min.) | N.P. | ±33 ft. | yes |
| Side yard (min.) | 10 ft. | ±30.5 ft. | yes |
| Side yard (min.) | 10 ft. | ±0.5 ft. | no |
| Rear yard (min.) | 10 ft. | ±77 ft. | yes |
| Side wall height (max.) | 9 ft. | 7 ft. | yes |
| Garage height (max.) | 14 ft. | 7 ft. | yes |

\* = Scaled data. enc = Existing nonconformance.
\* = Variance required

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

II. VARIANCE COMMENTS

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

§422.H, Private Garages
1. 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, 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
**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: 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.  
   - Address: 6 Woodmill Dr.  
   - City: Clementon  
   - State, Zip: NJ 08021  
   - Phone: (856) 225-3537

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

4. **Zoning Districts (Circle all Zones that apply)**
   - | ER | R4   | GCR | CR  | BP  | G-RD  | LP-1   |
   - |----|------|-----|-----|-----|-------|--------|
   - | R1 | (RA) | BWD | NC  | IN  | M-RD  | NVBP   |
   - | R2 | APT  | OR  | HC  | PR  | BW-RD | SCR-HC Overlay |
   - | R3 | SCR  | OF  | GI  | FP  | L-RD  | 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:  
   - Firm:  
   - State, Zip:  
   - Phone:  
   - Fax:  
   - Email:  

---

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

<table>
<thead>
<tr>
<th>Name</th>
<th>John T. Butler  (Survey)</th>
<th>Name</th>
<th>NEWMAU LANDS, INC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>306 Fellowship Rd</td>
<td>Address</td>
<td>1000 Cycle Lane</td>
</tr>
<tr>
<td>Profession</td>
<td>NJ Land Surveyor</td>
<td>Profession</td>
<td></td>
</tr>
<tr>
<td>City</td>
<td>Mount Laurel</td>
<td>City</td>
<td>South Hill</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08054</td>
<td>State, Zip</td>
<td>VA 23990</td>
</tr>
<tr>
<td>Phone</td>
<td>(<strong><strong>) - ____ Fax: (</strong></strong>) -</td>
<td>Phone: (800) 547-8480</td>
<td>Fax: (____) -</td>
</tr>
<tr>
<td>Email</td>
<td></td>
<td>Email</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address</th>
<th>6 Woodmill Dr, Clifton, NJ 07011</th>
<th>Block(s):</th>
<th>20202</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area</td>
<td></td>
<td>Lot(s):</td>
<td>6</td>
</tr>
</tbody>
</table>

8. Land Use:

- **Existing Land Use:** Primary Residence
- **Proposed Land Use:** Construction of a carport to provide protection to owner's Collector Vehicle. 19' x 9' x 7' approx 6" from side of carport to property line.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots:</td>
<td></td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No Yes</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

- [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></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th></th>
<th>Shed Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>19' x 9'</td>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td>7'</td>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td>2 (including existing garage)</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td>1</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></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>
</tbody>
</table>

14. Parking and Loading Requirements:

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature]  
3/30/17  
[Signature of Co-applicant]  
3/30/17
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 a corporation, attach a resolution authorizing application and officer signature).

Date: 4/3/17

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

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

IF YES:

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

Signature of Applicant: 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 4/18/17, shows and discloses the premises in its entirety, described as Block 20202 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: 

Notary public: 

4 of 4
| DEPARTMENT | 1056 KASPER - SC |
| INVOICE | J50177 |
| DATE | 2/4/2015 |

| NAME | DAVID WIBLE |
| ADDRESS | 6 WOODMILL DRIVE |
| CITY | CLEMENTON |

| STATE | NJ |
| PHONE | (856) 228-3537 |
| PHONE | (856) 261-8714 |

| NORTH PRICE 2X3 ONLY |
| BUILDING COLOR | LIGHT GRAY |
| SIDES | BLUE |
| TRIM | WHITE |

| CARPORT SIZE | 2 X 3 Only |
| WIDTH | 9 |
| LENGTH | 20 X 7 |
| HEIGHT | Drip Stop= 162.00 |
| ROOF PRICE | $4.75 per sq ft |
| ROOF SQ. FOOTAGE | 180 |
| ROOF/WHERE BLDG | $855.00 |
| CLOSE SIDES | 1 |
| CLOSE ENDS | 1 |
| GABLE ENDS | 2 |
| ROLL UP DOORS | Select One 0 |
| ROLL UP DOORS | Select One 0 |
| WALKING DOORS | 48 IN. 1 |
| WALKING DOORS | Select One 0 |
| FRAME OUTS | $100/FRAME OUT |
| WINDOWS | Select Qty. 0 |
| ROOF BRACES | YES 10x21 1 $100.00 |
| CORNER BRACES | YES 10x21 1 $200.00 |
| ANCHOR TO CONCRETE | YES 1 $120.00 |
| MOBILE HOME ANCHORS | NO 0 |
| SIDE OPENINGS | NO 0 |
| DUTCH CUT | NO 0 |
| 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 wind and snow loads are available by quote. Newman builders Inc. is a manufacturer and distributor of steel building components for assembly. Newman builders is not the contractor and should be represented by the customer as the representative or agent for this purchase. The customer or their representative should represent themselves as such when applying for permits for assembly within their locality. 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 damage that may occur. Your lot must be level for proper assembly. Balance is due upon delivery. Newman Builders reserves the right to accept orders under the condition of management approval. Non Certified Buildings are under 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 delivery.

[Signature]

[Date]

---

[Signature]

[Date]
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

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

To Whom It May Concern:

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

Name: 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.

3-29-17
Date

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper
April 10, 2017

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

APPLICATION NO. 172019C

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

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

Escrow: #11232
Zoned: RA

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

Assessor
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

APPLICATION NO. 172019C

DATE: April 4, 2017

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

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

4/18/17 JKG – Ridg – Structures within 5' of the property line – Requires the fire rating – rated shown both the interior & exterior

Jeanine: Please type note for

Ken: Thanks

Jim
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
Traffic Safety Unit

Application #172019C

Block: 20202 Lot: 6

- 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: [Date]
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172026C
Poonam Kushnal
621 Hobart Drive
BLOCK 11201, LOT 14
DATE: May 17, 2017

The above application is to permit a 12’ x 16’ deck in the R-3 – Residential District as per the submitted sketch.

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

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±13,278 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hobart Drive</td>
<td>75 ft.</td>
<td>115.12 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Craig Drive</td>
<td>75 ft.</td>
<td>91.22 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>110.57 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±10.4%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±25.7%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front (dwelling)                  |          |            |          |
| Hobart Drive                       | 30 ft.   | 33.57 ft.  | yes      |
| Craig Drive                        | 30 ft.   | 38.22 ft.  | yes      |
| Side yard (deck)                   | 10 ft.   | 47 ft.     | yes      |

**Rear yard (deck)**

| Minimum Useable Yard Area          | 25%      | ±25%       | yes      |
| Maximum Height                     | 35 ft.   | ± 35 ft.   | yes      |

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 variance:

§405.F – R-3 – Residential District, Area, Yard, Height and Building Coverage

1. Rear yard: (21 ft. provided v. 30 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 variances:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck twenty one (21) feet from the rear lot line (30 feet minimum required).

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

cc: Poonam Kushnal
    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.: #17,026C
☐ Planning Board ☐ Zoning Board of Adjustment
Taxes Paid Yes/No (Initial)
Fees: $1,500 Project # 1134
Escr. $150 Escr. # 1134

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

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Poonam Kaushal
Address: 621 Hobart Drive
City: Clementon (Lakeview Springs)
State, Zip: NJ 08021
Phone: (856) 355-2699 Fax: ( )
Email: __________________________

2. Owner(s) (List all Owners)
Name(s): Poonam Kaushal
Address: 621 Hobart Drive
City: Clementon
State, Zip: NJ 08021
Phone: (856) 355-2699 Fax: ( )

3. Type of Application. Check as many as apply:
☐ Informal Review
☐ Minor Subdivision
☐ Preliminary Major Subdivision
☐ Final Major Subdivision
☐ Minor Site Plan
☐ Preliminary Major Site Plan
☐ Final Major Site Plan
☐ Conditional Use Approval
☐ General Development Plan

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

☐

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: __________________________
Address: __________________________
City: __________________________

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

<table>
<thead>
<tr>
<th>Name</th>
<th>__________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>621 Hobart Drive</td>
</tr>
<tr>
<td>Profession</td>
<td>Handyman</td>
</tr>
<tr>
<td>City</td>
<td>Clementon</td>
</tr>
<tr>
<td>State, Zip</td>
<td>NJ 08021</td>
</tr>
<tr>
<td>Phone</td>
<td>(856) 358-3099</td>
</tr>
<tr>
<td>Fax</td>
<td>__________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address | 621 Hobart Drive            |
| Block(s)       | 11201                       |
| Lot(s)         | 14                          |

8. Land Use:

| Existing Land Use | RESIDENTIAL                  |
| Proposed Land Use | DECK WOOD 16 by 12 Now 21 Feet Bear S/B |

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 □ Condominium □ Cooperative □ Rental</td>
</tr>
</tbody>
</table>

| Are there existing deed restrictions? | □ No □ Yes |
| Are there proposed deed restrictions? | □ No □ Yes |

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>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>21' 6&quot;</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>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>

Garage Application

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

14. Parking and Loading Requirements:

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

15. Relief Requested:

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

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

16. Signature of Applicant

**Poonam Kaushal**

Signature of Applicant

**5-2-17**

Date

______________________________

Signature of Co-applicant

______________________________

Date
17. Consent of Owner(s):

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

Date: 5-2-17

Signature: Poonam Kaushal
Print Name: Poonam Kaushal

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

Signature: Poonam Kaushal
Print Name: Poonam Kaushal


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).

Date: 5-2-17

Signature of Applicant: Poonam Kaushal
Print Name: Poonam Kaushal

19. Survey waiver certification:

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

State of New Jersey, County of Camden:

Poonam Kaushal 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: Poonam Kaushal
Notary public: Judith C. Calabrese

Sworn and subscribed to
On this 20 day of May 2017 before the following authority.
ZONING PERMIT DENIED

621 HOBART DR
Block/Lot 11201/14

Applicant
KAUSHAL POONAM M
621 HOBART DRIVE
LAUREL SPRINGS, NJ 08021

Real Estate Owner
KAUSHAL POONAM M
621 HOBART DRIVE
LAUREL SPRINGS, NJ 08021

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard attached frame 10'X12' deck located 21' from the rear property line. This application for approval is hereby denied

Comments on Decision:
Deck is to maintain a minimum of 30' from the rear property line. A Variance approval is required by the Zoning Board of Adjustment 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

Allie Orte
Zoning Officer
April 24, 2011
Applc No. 11300

Deliver to...

KAUSHAL POONAM M
621 HOBART DRIVE
LAUREL SPRINGS, NJ 08021
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

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

To Whom It May Concern:

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

Name: POONAM M KANSAI
Address: 621 Hobart Drive
Block: 11201 Lot: 14

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

Date 5/2/17

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

RECEIVED
MAY 03 2017

Printed on recycled paper
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 3, 2017
APPLICATION No. #172026C

APPLICANT: POONAM KUSHNAL
PROJECT No. 11344

BLOCK(S): 11201 LOT(S): 14
LOCATION: 621 HOBART DR., LAUREL SPRINGS, NJ 08021

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by MAY 15, 2017
☐ For Your Files.

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

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

Signature

No Issues.

Assessor
5/3/17
May 4, 2017

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

Re: Application #172026C
Poonam Kushnal
621 Hobart Drive, Laurel Springs, NJ 08021
Block 11201, Lot 14

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

RJC: mh

Raymond J. Carr
Executive Director
Date: May 9, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Poonam Kushnal

Site: 621 Hobart Dr

Block: 11201 Lot: 14

Application #: 172026C

1. Setback – no issue for Building. This deck constructed without permit. Several code violations evident in photo.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 3, 2017
APPLICATION No. #172026C

APPLICANT: POONAM KUSHNAL
PROJECT No. 11344

BLOCK(S): 11201 LOT(S): 14
LOCATION: 621 HOBART DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

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☐ Revision to Prior Application

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☐ 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

Jeanine, please type not for Ken.
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: May 3, 2017

APPLICANT: POONAM KUSHNAL

APPLICATION No. #172026C

BLOCK(S): 11201 LOT(S): 14

PROJECT No. 11344

LOCATION: 621 HOBART DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

Tax Assessor
G.T.M.U.A.
Fire District 2

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

PURPOSE OF TRANSMITTAL:
[ ] For Your Review.
[ ] Please Forward Report by MAY 15, 2017

[ ] For Your Files.

ENCLOSED:

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☐ 1 Copy - Major Subdivision - Preliminary, Plat
☐ 1 Copy - Preliminary Site Plan
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☐ 1 Copy - Final Site Plan
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☐ 1 Copy - Major Subdivision - Amended Plat
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☐ 1 Copy - Development Plan
☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report

☐ Variance Plan
[ ] Bulk (C) Variance

Signature

REVIEWED  
APPROVED  
GLACESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: Date: 5-5-17

NOT APPROVED

USE (D) Variance
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172022C
Gregory and Joann Mattia
23 Mercer Drive
BLOCK 15607, LOT 12
DATE: May 17, 2017

The Applicant requests approval to install an eight (8) 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>11,733.85 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>76.43 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>150.16 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>30 ft.</td>
<td>31.05 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>11.54 ft./13.24 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>±85 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1 = Scaled data.
2 = Not applicable.
3 = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C, Other Height Restrictions

1. To install a eight (8) foot high vinyl fence zero (0) feet from the property line along Sicklerville Road (15 ft. minimum required).
2. The Applicant should note consent from the easement owner shall be required as per §425.E, Erection within Property Lines; Encroachment.
POSITIVE CRITERIA ("C1" and "C2" variances)
3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
   a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

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

III. NOTICE REQUIREMENTS
The applicant must notice for the following variance:
From Section 425.C to construct eight (8) foot high vinyl fence zero (0) feet from the property line along Sicklerville Road (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: Gregory and Joann Mattia
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017
APPLICANT: Gregory & Joann MAttila
APPLICATION No. #172022C
BLOCK(S): 15607  LOT(S): 12
PROJECT No. 11295
LOCATION: 23 MERCER DR., SICKLERTVILLE, 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. Please Forward Report by MAY 2, 2017
☐ For Your Files.

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps. 1 Twp. App.
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☐ Recycling Report

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

Dk 4-2017 Sts Bldg - Note: Fence over 6' High Requires a Construction Permit.

Signature

Final - Please type Note for Ken
Date: April 20, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Gregory & Joann Mattia

Site: 23 Mercer Dr

Block: 15607 Lot: 12

Application #: 172022C

1. Note: a fence over 6' high requires a Construction Permit.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017
APPLICANT: Gregory & Joann MAttia
APPLICATION No. #172022C
BLOCK(S): 15607 LOT(S): 12
LOCATION: 23 MERCER DR., SICKLERVILLE, NJ 08081

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by MAY 2, 2017
☐ For Your Files.

ENCLOSED:
☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Minor Subdivision Plat
☐ 3 Copies - Preliminary Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Preliminary Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Preliminary Plat
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Major Subdivision - Final Plat
☐ 1 Copy - Final Site Plan
☐ 3 Copies - Major 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: 4/23/2017
BY
Bureau of Fire Prevention
Fire District 5
1761 Sicklerville Rd.
Sicklerville, NJ 08081

LO00/00000
04/23/2017 10:50AM FAX
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 24, 2017

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

Re: Application #172022C
Gregory & Joann Mattia
23 Mercer Drive, Sicklerville, NJ 08081
Block 15607, Lot 12

Gentlemen:

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

However, the Authority has an easement line on the property. Prior to any work commencing, applicant must contact the Authority for a sewer mark-out.

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 20, 2017

APPLICANT: Gregory & Joann MacCall

BLOCK(S): 15607  LOT(S): 12

LOCATION: 23 MERCER 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:
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☒ 1 Copy - Minor Subdivision Plat

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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

☒ 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

☒ Bulk (C) Variance

☐ Use (D) Variance

[Signature]

No Issues
**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>
</table>

- Planning Board
- Zoning Board of Adjustment

---

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**

   - **Name:** Gregory Martin
   - **Address:** 23 Mercer Dr.
   - **City:** Sicklerville
   - **State, Zip:** NJ 08081
   - **Phone:** (609) 680-7782
   - **Fax:** (609) 680-7782
   - **Email:** wesnj08@comcast.net

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

   - **Name:** Gregory Martin
   - **Address:** 23 Mercer Dr.
   - **City:** Sicklerville
   - **State, Zip:** NJ 08081
   - **Phone:** (609) 680-7782
   - **Fax:** (609) 680-7782

---

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
   - [ ] 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>R1</th>
<th>R2</th>
<th>R3</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></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

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

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

---

**RECEIVED APR 20 2017**
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name</th>
<th>Profession</th>
<th>Address</th>
<th>City</th>
<th>State, Zip</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Vinyl Fencing</td>
<td>Fence Co.</td>
<td>453 Middle Rd</td>
<td>Hammonton, NY</td>
<td>NJ 08037</td>
<td>6195017697</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

- Street Address: 23 Mercer Dr, Sicklerville
- Block(s): 15607
- Lot(s): 12

8. Land Use:

- Existing Land Use: Residential
- Proposed Land Use (Describe Application): Request variance for 8 foot vinyl high fence along back of property so as to block "tiki bar" from house view setback 8' 1/2

9. Property:

<table>
<thead>
<tr>
<th>Proposed Form of Ownership:</th>
<th>Fee Simple</th>
<th>Cooperative</th>
<th>Condominium</th>
<th>Rental</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No</td>
<td>Yes</td>
<td>(If yes, attach copies)</td>
<td></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>0</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td>0</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td>8' everywhere except 8' along back</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.

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature of Applicant]  
Date: 4/19/17

[Signature of Co-applicant]  
Date: 4/19/17
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).

4-19-17
Date

Signature

Print Name

Sworn and subscribed to before me this 19 day of April, 2017 (Year).

Signature

Print Name

Complete each of the following sections:
A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a 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

4-19-17
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 4-7-17, shows and discloses the premises in its entirety, described as Block 5607 Lot 12, 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 19 day of April, 2017 before the following authority.

Name of property owner or applicant

Michele E. Hedger
Notary Pub.
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

4 of 4
Pictures of Backyard view
23 Mercer Dr
Sicklerville, NJ 08081

Pic of our backyard in relation to location of bar.

RECEIVED
APR 20 2017
CUSTOMERS NAME: Joanna Mattia
ADDRESS: 23 Mercer Dr.
CITY, STATE, ZIP: Sicklerville, NJ, 08081
TOTAL COST: $8,925

Date: 3/28/17
Phone: 609-680-7782

We hereby submit specifications and estimates for:

29 sections Av 28 6x8 white/grey
1 4ft gates
2 extra posts
10 sections Av 28 8x8 white/grey
11 5x5 Alum posts

*8,925
30% sign
30% finish

Price Quoted: $____

80 lb. bag concrete per hole
Aluminum inserts in bottom rail
Aluminum inserts in gate post

All vinyl needs 3 ft of working space along fence line in order to install new fencing.
Customer will clear the debris/calender within 3 ft of fence line.

Weather & Permits permitting work under this agreement will begin within 45 calendar days of signing by owner. Work under this agreement will be substantially complete within 20 calendar days after the date construction begins. Additional charges for any extra work not covered in this contract requested by the customer shall only be performed upon written change order signed by the customer and such change order shall be subject to all terms and conditions of this contract. Warranty: see reverse side for important contract terms.
Costs of collection (see reverse side for important contract terms)
Arbitration: (see reverse side for important contract terms)
The cost and responsibility for complying with all government regulations and obtaining any required permits shall rest with the customer. All Vinyl Fencing LLC will assist the customer upon request in determining where the fence is to be erected, but under no circumstance does All Vinyl Fencing LLC assume any responsibility concerning property lines or in anyway guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed. Initial...

All Vinyl Fencing LLC assumes the responsibility for having underground public utilities located and marked. However, All Vinyl Fencing LLC assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume any liability for any damages caused by directing All Vinyl Fencing LLC to dig in the immediate vicinity of the known utilities. All Vinyl Fencing is fully licensed, insured and bonded.

All Vinyl Fencing

453 Middle Road | Hammonton, NJ 08037 | info@allvinylfence.com
Fax: (609) 561-277

Sales Rep: Brian
X-ST: 
Rep. Direct #: 856-229-4073
TWP: 
Lic #: 13VH03573300

Print: 
Accepted for All Vinyl Fencing LLC: 
Print: 
Accepted for All Vinyl Fencing LLC: 

PRINT CUSTOMER: SIGN: DATE: 
PRINT SALESPERSON: SIGN: DATE: 
PRINT: 

COPY
CERTIFIED TO:
GREGORY J. AND JOANN E. MATTIA

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY I
HEREBY CERTIFY TO ITS ACCURACY EXCEPTING BASEMENTS IF ANY
THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND OR IN THE
AIR SPACE OVER THE LAND NOT VIEWABLE AS AP INDICATION FOR
ANY PURPOSE OR USE AS PART OF THE LAND AND
FURTHER CERTIFY THAT THE SAME IS IN ACCORDANCE WITH THE
CURRENT LAWS AND REGULATIONS OF THE TOWNSHIP OF
GLOUCESTER TAX MAPS.

APRIL 7, 2017

BRUCE A. EWING
LAND SURVEYOR

SURVEY OF PREMISES
23 MERCER DRIVE
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 4/7/17 SCALE: 1"=20'

EWING ASSOCIATES
LAND SURVEYORS
9008 DUNLAP RD, DUNLAP, TN 37327
PHONE: (615) 861-4651

NOTE:
BEING KNOWN AS LOT 12 IN BLOCK 1047 ON PLAN OF
STONE BRIDGE RUN, SECTION L-B-1, PHASE II, FILED
DECEMBER 8, 1985 AS ORIGINAL MAP #437-20. A.K.A
LOT 12 IN BLOCK 1047 ON THE TOWNSHIP OF
GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY.
To Whom It May Concern:

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

Name: Gregory & Joanna Mattia
Address: 23 Mercer Dr, Sicklerville, NJ 08081
Block: 15607 Lot: 12

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

4/19/17
Date

[Signature]
Asst. Gloucester Township Tax Collector

RECEIVED
APR 20 2017

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Cumberland County
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172023C
John A. Bennett
152 W. Central Avenue
BLOCK 11507, LOT 25
DATE: May 17, 2017

The above application is to permit an 8' x 18' deck in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION


<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±3,700 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>37 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>100 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±32.6%¹</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±32.6%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th></th>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (dwelling)</td>
<td></td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td></td>
<td>10 ft.</td>
<td>17.5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (deck)</td>
<td></td>
<td>10 ft.</td>
<td>1.5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (deck)</td>
<td></td>
<td>30 ft.</td>
<td>±22 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td></td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td></td>
<td>35 ft.</td>
<td>≤ 35 ft.</td>
<td>yes</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 variance:

§405.F – R-3 – Residential District, Area, Yard, Height and Building Coverage

1. Side yard: (1.5 ft. provided v. 10 ft. minimum required).
2. Rear yard: (±22 ft. provided v. 30 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 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)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.F, Area, Yard, Height and Building Coverage to permit a deck one and five tenths (1.5) feet from the side property line (10 ft. minimum required) and approximately twenty two (22) feet from the rear property line (30 feet minimum required).

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

cc:  John A. Bennett
     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. 1720230

☐ Planning Board  ☑ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial) Fees: 1600 Project #: 1194

Escr. 150 Escr. #: 1194

---

**LAND DEVELOPMENT APPLICATION**

---

1. Applicant

Name: **JOHN A. BENNETT**

Address: **152 W. CENTRAL AVE**

City: **BLACKWOOD**

State, Zip: **N.J. 08012**

Phone: **(856) 374-5073** Fax: **(856) 374-5073**

Email: **JABKO@JABKO.COM**

---

2. Owner(s) (List all Owners)

Name(s): **SAME AS APPLICANT**

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

☐ General Development Plan

☐ Planned Development

☐ Interpretation

☐ Appeal of Administrative Officer’s Decision

☐ Bulk "C" Variance

☐ Use "D" Variance

☐ Site Plan Waiver

☐ Rezoning Request

☐ Redevelopment Agreement

---

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

4. Zoning Districts (Circle all Zones that apply)

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

| Firm: |
| State, Zip: |
| Phone: ( ) Fax: ( ) |

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: 

---

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>JOHN A. BENNETT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>152 W. CENTRAL AVE</td>
</tr>
<tr>
<td>Profession:</td>
<td>APPLIANCE SERVICE</td>
</tr>
<tr>
<td>City:</td>
<td>BLACKWOOD</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 228-5092</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:JABKO@JABKO.COM">JABKO@JABKO.COM</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address:     | 152 W. CENTRAL AVE       |
| Block(s):           | 11507                    |
| Tract Area:         | REAR DOOR                |
| Lot(s):             | 26                       |

8. Land Use:

Existing Land Use: BACK YARD

Proposed Land Use (Describe Application): REMOVE OLD PRE EXISTING PORCH DECK NON-ATTACHED - REBUILD IN SOME POSITION AND EXTEND TO BACK ROOM WALL (REMOVED 8' x 8' AND REPLACED WITH 8' x 18' DECK LANDING NON-ATTACHED) SITTING ON PATIO 8-18- SLOP 18" SIDE SETBACK

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>_______</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>18''</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>8' x 18'</td>
<td>Pool Requirements</td>
<td>_______</td>
</tr>
<tr>
<td>Building height</td>
<td>23''</td>
<td></td>
<td>_______</td>
</tr>
</tbody>
</table>

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

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

04/11/2017

Date

### Signature of Co-applicant

Date
17. Consent of Owner(s):

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

Date: 04/11/2017

Signature: [Signature]
Print Name: [Print Name]

Sworn and Subscribed to before me this 18th day of April 2017.

Signature: [Signature]
Print Name: [Print Name]


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant: [Signature]
Print Name: [Print Name]

Date: 04/11/2017

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 04/11/17, shows and discloses the premises in its entirety, described as Block 1507 Lot 25, 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 A. Bennett 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: [Signature]
Notary public: [Signature]

Sworn and subscribed to on this 18th day of April 2017 before the following authority.

Signature: [Signature]
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 & Lisa Bennett**
Address: **152 Central Ave, Blackwood, NJ 08012**
Block: **11507** Lot: **25**

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

14-19-17
Date

Mariana Busco
Asst. Gloucester Township Tax Collector
ZONING PERMIT DENIED
152 CENTRAL AVE
Block/Lot 11507/25

Applicant
BENNETT JOHN A & LISA A
152 CENTRAL AVENUE
BLACKWOOD NJ 08012

Real Estate Owner
BENNETT JOHN A & LISA A
152 CENTRAL AVENUE
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard attached frame 40' x 8' deck. This application for approval is hereby
denied

18' x 8'

Comments on Decision:
Deck is to maintain a minum of 10' from the side 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

Ailis Oditz
Zoning Officer
March 30, 2017
Applic No. 11224

Cut Here

Deliver to...

BENNETT JOHN A & LISA A
152 CENTRAL AVENUE
BLACKWOOD NJ 08012
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017
APPLICANT: JOHN A. BENNETT
APPLICATION No. #172023C

BLOCK(S): 11507 LOT(S): 25
LOCATION: 152 W. CENTRAL AVE., BLACKWOOD 08012

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by MAY 2, 2017
☐ For Your Files.

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

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

Signature

RECEIVED

MAY 03 2017

No Issues.

Assessor 5/1/17
Date: April 27, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: John A. Bennett

Site: 152 W. Central Ave

Block: 11507  Lot: 25

Application #: 172023C

1. Building code concerns: footings, attachments, stair risers & handrails must all be addressed at time of Construction permit application.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017

APPLICANT: JOHN A. BENNETT

APPLICATION No. #172023C
PROJECT No. 11296

BLOCK(S): 11507 LOT(S): 25
LOCATION: 152 W. CENTRAL AVE., BLACKWOOD 08012

TRANSMITTAL TO:

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

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

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

Please Forward Report by MAY 2, 2017

ENCLOSED:

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

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

Signature

4-27-17

Building Code Concerns - Footings & Attachments
Stairs, Railing & Handrails must all be addressed at time of Construction Permit

Appraiser

Leanne, Please type
Note for Ken:

Before you):

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

Re: Application #172023C  
John A. Bennett  
152 W. Central Avenue, Blackwood, NJ 08012  
Block 11507, Lot 25  

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
The above application is to permit a 14' x 36' 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>15,367 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>125 ft.</td>
<td>85 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>179.54 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>±11.8%¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>30%</td>
<td>±11.8%¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>50 ft.</td>
<td>52.7 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>25 ft.</td>
<td>13.5 ft. / 27.5 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>75 ft.</td>
<td>±95 ft.¹</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.

enc = Existing nonconformance.
§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Area (Max.)</th>
<th>800 sf</th>
<th>504 sf</th>
<th>yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,188 sf</td>
<td>504 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>±65 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±66.5 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Side yard (min.)</strong></td>
<td>10 ft.</td>
<td>5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>±78 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>9 ft.¹</td>
<td>yes</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:

**§402.E (3), Distance between adjacent buildings**
1. Distance between buildings: (9 ft. provided v. 10 ft. minimum required).

**§422.H, Private Garages**
2. Side yard: (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).

APPLICATION #172024C
Robert Matusavage
1630 New Brooklyn – Erial Road
BLOCK 17502, LOT 60
III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage four and five tenths (5) feet from the side property line (10 ft. minimum required) and nine (9) feet between an adjacent building (10 ft. minimum required).

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

**For Office Use Only**
Submission Date: 1/20/2014
Application No.: 172024
Taxes Paid Yes/No: (Initial)
Fees: $600
Project #: 11298

**Planning Board**  **Zoning Board of Adjustment**

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

**Escr. 150**  **Escr. #: 11298**

---

**LAND DEVELOPMENT APPLICATION**

### 1. Applicant
- **Name:** ROBERT MATYSIAWCE
- **Address:** 1630 NEW BRUNSWICK RD
- **City:** SICKLEVILLE NJ
- **Phone:** (609) 440 6380
- **Fax:** (609) 440 6380

### 2. Owner(s) (List all Owners)
- **Name:** ROBERT MATYSIAWCE

### 3. Type of Application. Check as many as apply:
- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan

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

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

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<td>R2</td>
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<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

- **Name of Attorney:**
- **Address:**
- **City:**

---

**Firm:**
**State. Zip:**
**Phone:** (___) ___-____
**Fax:** (___) ___-____
**Email:**
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: RODERIK MARSOWAE</th>
<th>Name: ______________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1630 NEW YORK LN</td>
<td>Address: ______________</td>
</tr>
<tr>
<td>Profession: ______________</td>
<td>Profession: ______________</td>
</tr>
<tr>
<td>City: SICKLIEVILL</td>
<td>City: ______________</td>
</tr>
<tr>
<td>State, Zip: 08081</td>
<td>State, Zip: ______________</td>
</tr>
<tr>
<td>Phone: (609) 440 5284</td>
<td>Phone: (<strong><strong>) - _______ Fax: (</strong></strong>) - _______</td>
</tr>
<tr>
<td>Email: ______________</td>
<td>Email: ______________</td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: 1630 NEW YORK LN | Block(s): 17802 |
| Tract Area: ______________ | Lot(s): 60 |

8. Land Use:

| Existing Land Use: RESIDENTIAL |
| Proposed Land Use (Describe Application): detached garage = 14x36x9 |
| Setbacks = 15 FT 5402 9FT FROM DWELLING |

9. Property:

| Number of Existing Lots: ______________ | Proposed Form of Ownership: |
| Number of Proposed Lots: ______________ | □ Fee Simple | □ Cooperative |
| Are there existing deed restrictions? | □ Yes | □ No |
| Are there proposed deed restrictions? | □ Yes | □ No |

10. Utilities: (Check those that apply.)

| □ Public Water | □ Private Well |
| □ Public Sewer | □ 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><em>5' FT</em></td>
<td><em>E.O.P. = Edge Of Pavement.</em></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.

**Garage Application**
- Garage Area
  - 14' X 26'
- Garage height
  - 9'
- Number of garages
  - 1
- (Include attached garage if applicable)
  - Number of stories
  - 1

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

### 14. Parking and Loading Requirements:

- Number of parking spaces required: 1
- Number of parking spaces provided: 1
- Number of loading spaces required: 0
- Number of loading spaces provided: 0

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

**Signature of Applicant**

[Signature]

**Date**

[April 19, 2017]

**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).

Signature

April 19, 2017

Date

Sworn and Subscribed to before me this

19 day of April

(Year)

Signature

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
   - 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).

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

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 19 day of April
20 before the following authority.

Name of property owner or applicant

MICHELE LYNN SMITH
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018
Deluxe Painted Wood A-Frame Features

Options Shown: Random Windows in Doors, Extra Doors

- Higher Deluxe Wood Doors
- Garden Vents
- Wood Corners
- 18” x 36” Slider Windows with Deluxe Shutters
- 7’ Walls with 10’ Overhangs

Key Features

Deluxe Vinyl Sided
To Whom It May Concern:

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

Name: Robert Michael Matusavage
Address: 1630 New Brooklyn Rd, Sicklerville, NJ 08081
Block: 17502       Lot: 60

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

4-20-17       Asst. Gloucester Township Tax Collector

Date

Maryann Buesa
Date: April 27, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Robert Matusavage

Site: 1630 New Brooklyn-Erial Rd

Block: 17502 Lot: 60

Application #: 172024C

1. Exterior wall less than 5' from property line requires 1 hr fire rating-
   wall & overhang, rated from both inside & outside.

2. A structure this size requires (2) sets of sealed plans & permanent
   foundation.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017
APPLICANT: ROBERT MATUSAVAGE
APPLICATION No. #172024C
BLOCK(S): 17502 LOT(S): 60
PROJECT No. 11298
LOCATION: 1630 NEW BROOKLYN – ERIAL 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 123456

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by MAY 2, 2017
☐ For Your Files.

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

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

42770 10' Exterior wall less than 5' from property line - Remove
1 hr. Fire rating - wall + overhang - rated from both inside
and outside

Signature

Jeanine Please Type Note for Ken
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 20, 2017
APPLICATION No. #172024C

APPLICANT: ROBERT MATUSAVAGE
PROJECT No. 11298

BLOCK(S): 17502 LOT(S): 60

LOCATION: 1630 NEW BROOKLYN – ERIAL RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:
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■ Camden County Planning Board
■ N.J. American Water Co.
■ Taxes
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■ 1 Copy - Minor Site Plan
■ 1 Copy - Minor Subdivision Plat
■ 3 Copies - Preliminary, Site Plan, 2 County Apps and 1 Twp. App.
■ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps. 1 Twp. App.
■ 1 Copy - Major Subdivision - Preliminary, Plat
■ 1 Copy - Preliminary Site Plan
■ 1 Copy - Major Subdivision - Final Plat
■ 1 Copy - Final Site Plan
■ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
■ 1 Copy - Amended Site Plan
■ 1 Copy - Major Subdivision - Amended Plat
■ 1 Copy - Traffic Report
■ 1 Copy - Development Plan
■ 1 Copy - Drainage Calculations
■ 1 Copy - E.I.S.
■ Recycling Report
■ Variance Plan ■ Bulk (C) Variance ■ Use (D) Variance

Signature

Large garage SHOULD BE NOTED for Residential Use only
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012  

Re: Application #172024C  
Robert Matusavage  
1630 New Brooklyn-Erial Road, Sicklerville, NJ 08081  
Block 17502, Lot 60  

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
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172025C
Nick Louie
19 Erik Court
BLOCK 19306, LOT 3.10
DATE: May 17, 2017

The above application is to permit a 16' x 19' second floor deck in the R-2 - Residential District as per the submitted sketch.

I. ZONING INFORMATION
   1. Zone: R-2 - Residential District - Residential Cluster [§404].

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>10,000 sf</td>
<td>10,012 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>80 ft.</td>
<td>80.24 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>100 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>40%</td>
<td>±12.2%†</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>50%</td>
<td>±22.3%†</td>
<td>yes</td>
</tr>
</tbody>
</table>

   PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS
   Front (dwelling)               | 40 ft.   | 41 ft.   | yes      |
   Side yard (deck)               | 15 ft.   | ±31 ft. / 24.4 ft. | yes / yes |
   Rear yard (deck)               | 35 ft.   | 29 ft.   | no†      |
   Minimum Useable Yard Area      | 25%      | ≥ 25%    | yes      |
   Maximum Height                 | 35 ft.   | ≤ 35 ft. | yes      |

† = 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 variance:
§445.F – R-3 – Residential District (Residential Cluster), Area, Yard, Height and Building Coverage

1. Rear yard: (29 ft. provided v. 30 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 variances:

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

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

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

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

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck and pergola eighteen (18) feet from the rear lot line (30 feet minimum required).

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

cc:  Nick Louie
     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.: 112026C
☐ Planning Board ☑ Zoning Board of Adjustment
1. Upon receipt of all fees, documents, plans, etc.

Taxes Paid: Yes (No)  Initial)
Fees: $160.42  Project #: 112026
Escr.: 130022  Escr.: 112026

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Nick Louie
Address: 19 Erik Court
City: Sicklerville
State, Zip: NJ 08081
Phone: 856-261-0556 Fax: (____)_____
Email: _______

2. Owner(s) (List all Owners)
Name(s): Nick Louie
Melissa Louie
Address: 19 Erik Court
City: Sicklerville
State, Zip: NJ 08081
Phone: 856-261-0556 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 Order
☐ Bulk ‘C’ Variance
☐ Use ‘D’ Variance
☐ Site Plan Waiver
☐ Rezoning Request
☐ Redevelopment Agreement

R RECEIVED
MAY 01 2017

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>RA</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
<td></td>
</tr>
<tr>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
<td></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: ____________________________
Firm: ______________________________________
Address: ___________________________________
City: _______________________________________
Phone: (____)_____ Fax: (____)_____
Email: _________________________________
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Brett Wolvin</th>
<th>Name: ____________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1809 N. Black Horse Pike</td>
<td>Address: ____________________</td>
</tr>
<tr>
<td>Profession:</td>
<td>Profession: ____________________</td>
</tr>
<tr>
<td>City: Williamstown</td>
<td>City: ____________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08094</td>
<td>State, Zip: ____________________</td>
</tr>
<tr>
<td>Phone: (856) 328-8404</td>
<td>Phone: (____) - _____</td>
</tr>
<tr>
<td>Fax: (____) - ______</td>
<td>Fax: (____) - ______</td>
</tr>
<tr>
<td>Email: <a href="http://www.njdeckbuilder.com">www.njdeckbuilder.com</a></td>
<td>Email: ____________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 19 Erik Court</th>
<th>Block(s): 19306</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 3.10</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: open backyard Residential NL

Proposed Land Use (Describe Application): building a 16 x 20 deck - current 35 feet set back line - need at least 25 feet for intended deck, future patio, and shed 29 R s/b NL

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots:</th>
<th>Proposed Form of Ownership:</th>
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<tbody>
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<td></td>
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<td>□ Cooperative</td>
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<td></td>
<td>□ Condominium</td>
</tr>
<tr>
<td></td>
<td>□ Rental</td>
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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.

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<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>29'</td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Fence Application**
- Setback from E.O.P.*,1
- Setback from E.O.P.*,2
- Fence type
- Fence height

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

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

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- Garage Area
- Garage height
- Number of garages
- (Include attached garage if applicable)
- Number of stories

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

14. Parking and Loading Requirements:
- Number of parking spaces required: __________
- 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).
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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: 4/25/17

Signature of Co-applicant

[Signature]

Date: 4/25/17
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.)

April 25, 2017
Date

Signature
Nicholas Soule
Print Name
Melissa Soule
Print Name

Sworn and Subscribed to before me this 25th day of April, 2017 (Year).


Complete each of the following sections:

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

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

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

D. Is the applicant a corporation?  
   - Yes  
   - No

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

F. Is the applicant a partnership?  
   - Yes  
   - No

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).

   Signature of Applicant
   Nicholas Soule

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

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
Nicholas Soule

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this ______ day of April, ______ before the following authority.

MICHELE LYN TREGER
Name of property owner or applicant  # 2439109
Notary public

Michele Lyn Treger
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

4 of 4
PLAN OF SURVEY

19 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
"GLOUCESTER CHASE"
BLOCK 19306 - LOT 3.10

DATE: 4/17/14
SCALE: 1"=30'
DRAWN BY: JAM

NOTES
1. ONLY COPIES OF THE ORIGINAL OF THIS PLAN BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.
2. DO NOT SCALE FROM PHOTOCOPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
   a. PLAN NOTED DEED DESCRIPTION.
   b. DON'T PIN SET AT CORNER.

DEED DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND BEING FURTHER DESCRIBED AS FOLLOWS:


CONTAINING 10,012 SQUARE FEET, OR LAND MORE OR LESS.
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 Nicholas & Melissa Louie
Address 19 Erik Ct. Sicklerville, NJ 08081
Block 19306 Lot 310

Date 4-24-17

Asst. Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 1, 2017
APPLICANT: NICK LOUIE
BLOCK(S): 19306 LOT(S): 3.10
LOCATION: 19 ERIK CT., 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:
☑ Please Forward Report by MAY 12, 2017
☐ For Your Review.
☐ For Your Files.

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

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

Signature

Assess
5/3/17
No Issues
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 1, 2017
APPLICATION No. #172025C
PROJECT No. 11325

APPLICANT: NICK LOUIE
BLOCK(S): 19306 LOT(S): 3.10
LOCATION: 19 ERIK CT., 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:
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PURPOSE OF TRANSMITTAL:
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☐ 1 Copy - Amended Site Plan
☐ 1 Copy - Major Subdivision - Amended Plat
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☐ 1 Copy - Drainage Calculations
☐ 1 Copy - E.I.S.
☐ Recycling Report
☐ Variance Plan
☒ Bulk (C) Variance
☐ Use (D) Variance

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

Re: Application #172025C
Nick Louie
19 Erick Court, Sicklerville, NJ 08081
Block 19306, Lot 3.10

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