Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, June 28, 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, June 14, 2017  

RESOLUTIONS FOR MEMORIALIZATION  

#172026C  
Poonam Kaushal  
 Bulk C Variance  
Block: 1201 Lot: 14  

#172022C  
Gregory & Joann Mattia  
 Bulk C Variance  
Block: 15607 Lot: 12  

#172023C  
John Bennett  
 Bulk C Variance  
Block: 11507 Lots: 25  

#172024C  
Robert Mantusavage  
 Bulk C Variance  
Block: 17502 Lots: 60  

#172025C  
Nick Louie  
 Bulk C Variance  
Block: 19306 Lot: 3.10
## APPLICATIONS FOR REVIEW

<table>
<thead>
<tr>
<th>#172027C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
</table>
| John & Ruth Massanov  
Zoned: R2 | Block: 10201 Lot: 1.05  
Location: 13 Royalty Lane, Laurel Springs |

2nd garage 20’x20’ with setbacks: S – 10’; F – 45’; 15’x25’ above ground pool with setback: F – 32’; 15’ from dwelling

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<thead>
<tr>
<th>#172028C</th>
<th>Bulk C Variance</th>
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</table>
| Dan Doyle  
Zoned: R3 | Block: 3004 Lot: 2  
Location: 22 Albert Rd., Glendora |

10’x12’x10’ shed with setbacks: R (1) - 9’

<table>
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<tr>
<th>#172030C</th>
<th>Bulk C Variance</th>
</tr>
</thead>
</table>
| Dian McCracken  
Zoned: R3 | Block: 9502 Lot: 1  
Location: 410 Orchard Ave., Somerdale |

7’x7’ Upper Deck with setbacks: R (1) - 27’; R (2) 28’

<table>
<thead>
<tr>
<th>#172017SPW</th>
<th>Site Plan Waiver</th>
</tr>
</thead>
</table>
| John Connolly III  
Zoned: NC | Block: 11901 Lot: 20.01  
Location: 161 S. Black Horse Pk., Blackwood |

Construct 80’x40’ pole barn, relocate carports, storing landscaping trucks, trailers & personal vehicles

Meeting Adjourned
GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JUNE 14, 2017

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 Absent
Ms. Scully Absent
Mr. Rich Rosetti Present
Chairman McMullin Present

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

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday March 22, 2017

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

Roll Call:

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

Minutes Approved.

Zoning Board Minutes for Wednesday May 10, 2017.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

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

#172018C
John Iannello Bulk C Variance
Block: 8903 Lot: 11
A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia: Yes
Mr. Bucceroni: Yes
Mrs. Chiumento: Yes
Mr. Rosati: Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

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

Mr. Costa swears in Mr. Wible, Jr.
Mr. Wible states he regretfully removed the carport and is withdrawing the application.

A motion to allow the withdrawal of Mr. Wible's application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

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

Withdrawal of application approved.

#172026C
Poonam Kaushal
Zoned: R3
Bulk C Variance
Block: 1201 Lot: 14
Location: 621 Hobart dr.
16' x 12' wood deck with 21' R setback

Mr. Costa swears in Ms. Poonam Kaushal and Mr. William Allen Kennedy.
Mr. Kennedy states he was replacing the deck with no permit in December and didn't get noticed until April; in the mean time the deck was finished.
Vice Chairman Simiriglia asks if they are in front of the zoning board for forgiveness.
Mr. Kenney states he's not sure what he's supposed to do now, he has already removed the deck and replaced it with new lumber. He didn't realize he needed a permit for replacement. It is a 12' x 16' deck, same as the old one, except the old one didn't have railings.

Mr. Lehner states the construction officer has questions: the setback is no problem but he states there are code violations in the photo that need to be fixed. Mr. Kennedy and Ms. Kaushal have a corner lot with 2 front yards. The rear on Hobart Dr. is 16' and the side yard is 21': it is an irregular shaped lot.

Mr. Costa states the zoning board only approves the setback. Mr. Kennedy will have to deal with the construction official.

Public Portion:
Mr. Dieter Sievis lives at 4 Craig and sees a great improvement from the old deck and it is very well constructed.

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

Roll Call:

- Vice Chairman Simiriglia: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduozio: Yes
- Mrs. Chiumento: Yes
- Mr. Rosati: Yes
- Mr. Rosetti: Yes
- Chairman McMullin: Yes

Application Approved.

#172022C
Gregory and Joann Mattia
Zoned: R3
Bulk C Variances
Block: 15607 Lot: 12
Location: 23 Mercer Dr., Sicklerville
8' vinyl fence with zero (0) R s/b

Mr. Costa swears in Mr. and Mrs. Mattia.
Mr. Mattia explains they conform now but he wants to add an 8' fence in the rear to hide them from the Tiki Bar at Villari's Bar and Restaurant behind them. They literally hear cat calls from the Tiki Bar when Mrs. Mattia exits the rear of the home to go to their pool.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

- Vice Chairman Simiriglia: Yes
- Mr. Bucceroni: Yes
- Mr. Scarduozio: Yes
- Mrs. Chiumento: Yes
- Mr. Rosati: Yes
- Mr. Rosetti: Yes
- Chairman McMullin: Yes

Application Approved.
#172023C
John Bennett  
Zoned R3  
Bulk C Variance  
Block: 11507 Lot: 25  
Location: 152 W. Central Ave., Blackwood  
8' x 18' deck sitting on patio with 18" S s/b

Mr. Costa swears in Mr. Bennett.  
Mr. Bennett believes the setback is 31' from the rear not 22'.  
Mr. Lechner explains how he came up with the 22'.  
Vice Chairman Simiriglia asks Mr. Bennett if he measured it.  
Mr. Bennett states: yes, but he'll leave the measurement at 22'. He replaced the old deck but moved it a little to the right and closer to the fence 18" and he will submit plans.

Open to the public:  
No Comments:

Open to Professionals:  
No additional Comments:

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

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

Application Approved.

#172024C  
Robert Mantusavage  
Zoned: R1  
Bulk C Variance  
Block: 17502 Lot: 60  
Location: 1630 New Brooklyn-Erial Rd., Sicklerville  
Detached garage 14' x 36' x 9' with S1 s/b 5' & S2 9's/b

Mr. Costa swears in Mr. Mantusavage.  
Mr. Mantusavage states there will be a 5' not 4 1/2' side variance. The garage will be used to park a car and store things currently in storage units; including wine making tools. There will be black top to the door and gutters for drainage.

Open to the public:  
No Comments:

Open to Professionals:  
No additional Comments:

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento
Roll Call:
Vice Chairman Simiriglia  Yes
Mr. Buccerone  Yes
Mr. Scarduio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Rosetti  Yes
Chairman McMullin  Yes

Application Approved.

#172025C
Nick Louie
Zoned: R2
Bulk C Variance
Block: 19306 Lot: 3.10
Location: 19 Erik Ct., Sicklerville
2nd flr. deck 16' x 20' with 29' R s/b

Mr. Costa swears in Mr. Louie.
Mr. Louie states the deck will conform to the morning room and will be built off of it.
Mr. Buccerone states he backs to the wood.
Vice Chairman Simiriglia asks how high the deck will be.
Mr. Louie states 9 steps.
Vice Chairman Simiriglia asks where the steps will be and if they will impact the rear setback.
Mr. Louie states the stairs will be flush with the side of the morning room, on the side.

Mr. Lechner states Mr. Louie will need a zoning permit for the concrete patio because he will be over the impervious coverage.

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

Roll Call:
Vice Chairman Simiriglia  Yes
Mr. Buccerone  Yes
Mr. Scarduio  Yes
Mrs. Chiumento  Yes
Mr. Rosati  Yes
Mr. Rosetti  Yes
Chairman McMullin  Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mrs. Scarduio.

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172026C
Poonam Kaushal
Block 11201, Lot 14

WHEREAS, Poonam Kaushal is the owner of the land and premises located at 621 Hobart Drive in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 16'x12' deck 21' from the rear property line instead of the required 30' for the property located upon Block 11201, Lot 14, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 14, 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, Poonam Kaushal is the owner of the land and premises located at 621 Hobart Drive in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 11201, Lot 14, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified she had taken down the old deck and replacing it in the same location. She has an odd shaped lot and this is the only location to construct the 12’x16’ deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 12’x16’ deck 21’ from the rear property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant Poonam Kaushal is hereby granted the aforesaid variance for the property located upon Block 11201, Lot 14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 172022C
Gregory & Joann Mattia
Block 15607, Lot 12

WHEREAS, Gregory & Joann Mattia are the owners of the land and premises located at 23 Mercer 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 8’ vinyl fence 0’ from the property line along Sicklerville Road instead of the required 15’ for the property located upon Block 15607, Lot 12, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 14, 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 applicants, Gregory & Joann Mattia are the owners of the land and premises located at 23 Mercer Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15607, Lot 12, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicants testified they are replacing a 6’ wooden fence with an 8’ vinyl fence in the same location. The reason for the 8’ fence is that they live directly across from the Tiki Hut and the height is needed for privacy and to reduce noise.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 8’ vinyl fence with a 0’ setback the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicants Gregory & Joann Mattia are hereby granted the aforesaid variance for the property located upon Block 15607, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

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

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 172023C

John Bennett
Block 11507, Lot 25

WHEREAS, John Bennett is the owner of the land and premises located at 152 W. Central Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 8'x18' deck 22' from the rear property line instead of the required 30' and 1.5' from the side property line instead of the required 10' for the property located upon Block 11507, Lot 25, 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 June 14, 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 Bennett is the owner of the land and premises located at 152 W. Central Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11507, Lot 25, 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 had taken down the old deck and replacing it in the same location. He has a narrow lot and this is the only location to construct the 8'x18' deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 8'x18' deck 22' from the rear property line and 1.5' from the side property line, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant John Bennett is hereby granted the aforesaid variances for the property located upon Block 11507, Lot 25 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

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<tr>
<th>Name</th>
<th>Yes</th>
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<tbody>
<tr>
<td>Frank Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Kevin Bucceroni</td>
<td>Yes</td>
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<tr>
<td>Arlene Chiumento</td>
<td>Yes</td>
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<tr>
<td>Andy Rosati</td>
<td>Yes</td>
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<td>Carmen Scarduzzio</td>
<td>Yes</td>
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<tr>
<td>Richard Rosato</td>
<td>Yes</td>
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<tr>
<td>Jay McMullin</td>
<td>Yes</td>
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</tbody>
</table>

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin 
Chairperson

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Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172024C
Robert Matusavage
Block 17502, Lot 60

WHEREAS, Robert Matusavage is the owner of the land and premises located at 1630 Erial-New Brooklyn 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 detached private garage 14'x36'x9' with a 5' setback from the side property line instead of the required 10' and 9' between adjacent buildings line instead of the required 10' for the property located upon Block 17502, Lot 60, 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 June 14, 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, Robert Matusavage is the owner of the land and premises located at 1630 Erial-New Brooklyn Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17502, Lot 60, on the Official Tax Map of the Township of Gloucester, located in an R-1 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 wants to construct a 14’x36’x9’ detached garage and this is the only place to construct it. The garage is for personal use and not for any commercial use.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 14’x36’x9’ detached garage with a 5’ setback from the side property line and 9’ between adjacent buildings, the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant Robert Matusavage is hereby granted the aforesaid variances for the property located upon Block 17502, Lot 60 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
Carmen Scarduzzio  Yes
Richard Rosato      Yes
Jay McMullin        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin          Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th 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 # 172025C
Nick Louie
Block 19306, Lot 3.10

WHEREAS, Nick Louie is the owner of the land and premises located at 19 Erik Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 2nd floor deck 16’x20’ with rear setback of 29’ from the rear property line instead of the required 30’, Impervious Coverage for a patio will require a Zoning Permit for the property located upon Block 19306, Lot 3.10, as shown on the Official Map of the Township of Gloucester, located in a R-2 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 June 14, 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, Nick Louie is the owner of the land and premises located at 19 Erik Court in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19306, Lot 3.10, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified the 16’x20’ 2nd floor deck is in conformity with the morning room and does not extend beyond it.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 16’x20’ 2nd floor deck with a 29’ setback from the rear property line. The Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of June 2017, the applicant Nick Louie is hereby granted the aforesaid variance for the property located upon Block 19306, Lot 3.10 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 Simiriglio  Yes
Kevin Bucceroni  Yes
Arlene Chiumento  Yes
Andy Rosati  Yes
Carmen Scarduozio  Yes
Richard Rosato  Yes
Jay McMullin  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin                    Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th day of June, 2017.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #172027C
John Massanova
13 Royalty Lane
BLOCK 10201, LOT 1.05

DATE: May 31, 2017

The above application is to permit a 2’ x 20’ detached private garage and 15’ x 25’ above ground pool within the R-2 Residential district as per the attached sketch.

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

R-2 Zone Requirements (§404.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>20,000 sf</td>
<td>±25,204 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>319.90 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>158.74 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±8.0%</td>
<td>enc</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>30%</td>
<td>±20.2%</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) – Dwelling</td>
<td>50 ft.</td>
<td>25.04 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>15 ft.</td>
<td>44.27 ft. / ±223 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>40 ft.</td>
<td>40.02 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

§422.H, PRIVATE GARAGES

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area (Max.)</td>
<td>800 sf</td>
<td>400 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Less than area of principal building</td>
<td>&lt; ±1,610 sf</td>
<td>400 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>2</td>
<td>no*</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>±62 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>10 ft. / ±287 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>±47 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side wall height (max.)</td>
<td>9 ft.</td>
<td>≥ 10 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Garage height (max.)</td>
<td>14 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
</tbody>
</table>

* = Scaled data. enc = Existing nonconformance. n/p = Not provided.
= 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.
RESIDENTIAL SWIMMING POOL REQUIREMENTS

<table>
<thead>
<tr>
<th></th>
<th>50 ft.</th>
<th>±32 ft.</th>
<th>no*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>±119 ft. / ±171 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>10 ft.</td>
<td>±34 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance from dwelling (porch)</td>
<td>10 ft.</td>
<td>±30 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

* = Scaled data.
# = Variance required

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

II. VARIANCE COMMENTS

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

§422.H, Private Garages
1. Number of garages: (2 provided v. 1 maximum allowed).
2. Side wall height: (10 ft. provided v. 9 ft. maximum allowed).

§422.K, Residential Swimming Pools and Cabana
3. Front yard: (±32 ft. provided v. 50 ft. minimum required).
   a. It appears the proposed above ground pool location may encroach on an existing easement.

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

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

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

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

NEGATIVE CRITERIA

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

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a second detached private garage (1 maximum allowed) and side wall height ten (10) feet (9 ft. maximum allowed) and a 15' x 25' above ground pool approximately thirty two (32) feet from the front property line (50 ft. minimum required).

cc: John Massanova
    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

1. Applicant

Name: John Massanova
Address: 18 Royalty Lane
City: Laurel Springs
State, Zip: 08021
Phone: (856) 939-4490 Fax: (856) 939-4795
Email: John E John Massanova, Con

2. Name(s) (List all Owners)

Name(s): Ruth Massanova
Address: 18 Royalty Lane
City: Laurel Springs
State, Zip: 08021
Phone: (856) 939-4490 Fax: (856) 939-4795

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>R1</th>
<th>R2</th>
<th>R3</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></td>
<td></td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td></td>
<td>APT</td>
<td></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></td>
<td></td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

Name of Attorney:
Address:
City:
State, Zip:
Phone: Fax:
Email:

Firm:
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: John Massanove</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 18 Royalty Lane</td>
</tr>
<tr>
<td>Profession: O.R. Business Consultant</td>
</tr>
</tbody>
</table>
| City: Louisville, Ky.
| State, Zip: KY 40205 |
| Phone: (502) 939-1555, Fax: (502) 936-4195 |
| Email: John@JohnLMassanove.com |

<table>
<thead>
<tr>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>Profession:</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone:</td>
</tr>
<tr>
<td>Fax:</td>
</tr>
<tr>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 18 Royalty</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
</tr>
<tr>
<td>Block(s): 10201</td>
</tr>
<tr>
<td>Lot(s): 105</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Residential P.O.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use: Residential. Four car modular vinyl Garage/Chip Modular unit already has a wooden floor which is part of unit, all 25 ft from Road. 30 ft from Each Unit. 50 ft from Property line. Unit will be put on the back side of the property for the laundry side.</td>
</tr>
</tbody>
</table>

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

9. Utilities: (Check those that apply.)

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

10. List of Application Submission Materials:

List all additional materials on an additional sheet. Yes

11. List of Previous or Pending Applications for this Parcel: N/A

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>&quot;E.O.P. = Edge Of Pavement.&quot;</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>

| Garage Application            |          | Shed Requirements |          |
| Garage Area                   | 400      | Shed area         | 456      |
| Garage height                 | 7'       | Shed height       | 7'       |
| Number of garages             |          |                   |          |
| (Include attached garage if applicable) |          |                   |          |
| Number of stories             |          |                   |          |

House has (a) Car Garage

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>

☐ 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. [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.

15. Signature of Applicant

John Massanora
Signature of Applicant

5/5/17
Date

Ruth Massanora
Signature of Co-applicant

5/3/17
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).

5/3/2017
Date

John Massanov
Signature

John Massanov
Print Name

Ruth Massanov
Signature

BETTY ANN T. RODIA
NOTARY PUBLIC
STATE OF NEW JERSEY

5/3/17
Date

Betty Ann Rodia
Print Name

40. Surveyor's certification:

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

State of New Jersey,
County of Camden:

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

John Massanov
Name of property owner or applicant

BETTY ANN T. RODIA
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50026792
MY COMMISSION EXPIRES DEC. 17, 2020
Two car modular vinyl Garage or Shed.

The modular unit already has a wooden floor, as part of the unit, there will be no concrete foundation.

The unit will be put on 6x6 landscaping ties, please see diagram below. The unit is to sit on top of landscaping ties. The unit will be utilized for storage shed.

Currently I have no facilities to store yard equipment, grandson’s bikes and toys, pool supplies, in addition to one antique car.

House does have a two-car garage which is a part of the house, the garage is to be utilized to park our vehicles. This was one of the pluses on purchasing the house. Both my wife and I have medical issues that the cold weather affects us.

Pool will be a 15’x25’ oval above ground pool, with a fence around the top. Currently we have an above ground pool, where my grandson who currently lives with us, and our other grandchildren come to swim.
REFERENCE

BEING LOT 1.05 ON FILED PLAN
ENTITLED "KINGSWOOD ESTATES"

NOTE
- REVISED FIELD SURVEY
  3/21/01

SURVEY PLAN

BLOCK 102.01 LOT 1.05
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY

BENCHMARK LAND SURVEYING
117 GARFIELD AVENUE
PALMYRA, NEW JERSEY
PHONE (609) 303-0500 FAX (609) 786-2871
Scale 1" = 50' Drawn by Date 4/9/01
Rev. 4/9/01

TO: MR. FRANK R. CLOUSA

I certify that to the best of my knowledge and belief, this map or plan is the result of a field survey made on 3/21/00
by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of
Professional Engineers and Land Surveyors".

The information shown hereon correctly represents the conditions found at, and as of the date of the field survey,
except such improvements or easements, if any, below the surface and not visible.

This certification is given solely to the above named parties except as follows:
A. To the Title Insurer so that it may insure title to the premises shown hereon;
B. To the Mortgage Holder, the certification shall survive to its successors or assigns.

Caution: If this document does not contain a raised impression seal of the professional, it is not an authorized
original document and may have been altered.

BY: [Signature]
William J. Haggerty II, PLS
New Jersey Professional Land Surveyor
License No. 35841
Dear John:

Thank you for contacting Lancaster Pole Buildings, and for giving us the opportunity to quote your project. Listed below are the specifications on which your quote is based:

- **Dimensions:** 20' wide x 20' long x 10' high (to eave) Pole Building
- **Posts:** 4x6 solid-sawn posts, .60 Treated, 8' on center
- **Skirt-board:** 2x8 treated board installed at ground-line
- **Side-girts:** 2x4 SPF at 24'' on center
- **Roof Purlins:** 2x4 SPF at 24'' on center
- **Trusses:** 20' span, 4/12 pitch, 4' o/c, 30+5+5 loading
- **Roofing:** 28 Ga. painted 40 year metal
- **Siding/Trim:** 28 Ga. painted 40 year metal
- **Garage Doors:** 2 - 9 W x 8 H Insulated Clopay model # GD1 w/ windows
- **Entry Doors:** 1 - 3' x 6'8" 6-panel entry door (no window)
- **Windows:** 2 - 36" x 44" insulated vinyl single-hung windows with screens and grids
- **Overhangs:** 12-inch overhangs on all four sides with vented soffits
- **Vented Ridge:** Provides ventilation along ridge cap

The price for this building erected on your level site (including free trash removal) is: $10,897

**Additional Options:**
- **Metal Wainscot:** $360 4' high metal wainscoting (29 ga. 40 yr. metal) on all four sides
- **Vapor barrier:** $272 1/4" double-bubble insulation under roofing; blocks moisture condensation
- **5" K-style gutters:** $480 Seamless gutters on both eaves with 1下来的downspout(s) per eave
- **Snow Guards:** $432 2 rows of 18" o/c snow guards on each eave
- **Cupola:** $750 3’x3’ Cupola with metal louvers and 30" weather-vane
- **Vinyl Siding:** $2,200 Mastic Ovation D4.5 Dutch Lap vinyl over 5/8" OSB sheathing & house wrap
- **Wood Siding:** $1,520 1x12 Eastern White Pine board & batten siding (unfinished)
- **Shingle Roofing:** $1,000 30 yr. Architectural shingles over 7/16" OSB and felt paper (2' o/c trusses)
- **Insulation/Liner:** $3,000 R-19 fiberglass insulated walls, R-30 fiberglass insulated ceiling,
  White metal liner panel on walls & ceiling
- **GreenPost wrap:** $480 Protective polyethylene wrapping on lower section of posts
- **Sealed drawings:** $500 Applies only if drawings must be sealed by a Professional Engineer

This quote is valid for 30 days from the date above. Please do not hesitate to contact me with any questions, or if you are ready to move ahead with your project. I look forward to hearing from you.

Sincerely, Matt Shawaryn
Modular Garages in Double Wide and Two Sto...

Ir Garages and Double Wide Buildings have been a part of the Sheds Unlimited car garage line
r barns. These cheap modular buildings offer the same quality construction as you could expect.
ages/). But since we deliver these 1 and 2 car garages as modular units, customers can save th
, DE, MD, VA and beyond. Please feel free to contact us at 717-442-3281 (tel:7174423281) and 
office@shedsunlimited.net) for more information.
DECKS AND FENCES ARE AVAILABLE

ADDITIONAL POOLS:

- Modular, free-standing deking and universal framing allows assembly
- Maximum king size provided on deking
- In-ground deking
- Extended aluminum outside ladder with hand rails
- Extended aluminum fence
- Maximum swimming pool
- Additional pool size

SPECIFICATIONS AND FEATURES:

- Hand rail for maximum
- Complete welded extended aluminum deck sections
- 52" deep, vinyl coated steel
- Vinyl coated Steel
- 15" x 15" in
- 18" x 18" in
- 24" x 24" in

WARNING! POOLS ARE NOT DESIGNED FOR DIVING OR JUMPING!

AUTHORISED DEALER

WWW.SWIMMPLEX.COM

MAD IN THE USA
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  John & Ruth Massavona
Address  13 Royalty Lane Laurel Springs, NJ 08021
Block 10201 Lot 1.05

5-3-17 Date

Asst. Gloucester Township Tax Collector
**GLOUCESTER TOWNSHIP POLICE**

**TRAFFIC SAFETY UNIT**

**SITE PLAN REVIEW**

<table>
<thead>
<tr>
<th>Application</th>
<th>#172027C</th>
<th>Block</th>
<th>10201</th>
<th>Lot</th>
<th>1.05</th>
</tr>
</thead>
</table>

☑ 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 ☐ Ptl. Adam McKillop

Signature: [Signature] Date Submitted: [Date Submitted]
May 15, 2017

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

Re: Application #172027C
John & Ruth Massanove
13 Royalty Lane, Laurel Springs, NJ 08021
Block 10201, Lot 1.05

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 8, 2017
APPLICATION No. 172027C

APPLICANT: John & Ruth Massanove PROJECT No. 11092

BLOCK(S): 10201 Lot(S): 1.05

LOCATION: 13 Royalty Lane, Laurel Springs, NJ 08021

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

STATUS OF APPLICATION:

☒ New Application - Variance (2) car modular Vinyl Garage/Shed 45' from Road, 10' from House & Property Line & Above Ground Pool 15' x 25' Oval with Fence around top. 32' from Road and 15' from house and 40' from the back fence and 20' from Corner of the Property.

PURPOSE OF TRANSMITTAL:

☒ For Your Review. Please Forward Report by May 23, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☒ 3 Copies - Major Subdivision - Prelim. Plat, 2 County Apps, 1 Twp. App.
☒ 1 Copy - Major Subdivision - Prelim. 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

[Signature]

[Stamp: REVIEWED ☑ APPROVED ☐ NOT APPROVED]
GLouceSTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL DATE: 5/15/17
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 8, 2017
APPLICATION No. 172027C

APPLICANT: John & Ruth Massanove PROJECT No. 14002 #11392

BLOCK(S): 10201 Lot(S): 1.05

LOCATION: 13 Royalty Lane, Laurel Springs, NJ 08021

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

STATUS OF APPLICATION:
☒ New Application - Variance (2) car modular Vinyl Garage/Shed 45' from Road, 10' from House & Property Line & Above Ground Pool 15' x 25' Oval with Fence around top. 32' from Road and 15' from house and 40' from the back fence and 20' from Corner of the Property.

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by May 23, 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 - Prelim. Site Plan, 2 County Apps and 1 Twp. App.
☐ 3 Copies - Major Subdivision - Premilln. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Prelimn. 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

No Issues

Signature: [Signature]
Amended: 5/17/17
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #172028C  
Dan Doyle  
22 Albert Road  
BLOCK 3004 LOT 2  
DATE: May 31, 2017

The Applicant requests approval for a 10’ x 12’ shed and concrete drive within one (1) foot of the side property line within the R-3 Residential District as indicated on the sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>±9,343 sf ¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>80 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>115.30 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>±19.8% ¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>40%</td>
<td>±31.2% ¹</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

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

¹ = Scaled data.

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>§422.L, RESIDENTIAL TOOL SHED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shed area (max.)</td>
<td>168 sf</td>
<td>120 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td><strong>Side yard (min.)</strong></td>
<td>5 ft.</td>
<td>1 ft.</td>
<td><strong>no</strong></td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>5 ft.</td>
<td>9 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.  
* = Variance required.  
Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.
II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed
1. Side yard: (1 ft. provided v. 5 ft. minimum required).

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

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

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

From Section 422.L, Residential Tool Shed to permit a shed one (1) foot from the side property line (5 ft. minimum required).

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

cc: Dan Doyle
    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: MAY 18, 2017
Application Number: 1700831

Taxes Paid: Yes No (Initial)
Fees: $160
Project #: 11403
Escr. #: 11403

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Dew Dayh
Address: 22 Albert Rd
City: Gloucester
State, Zip: NJ 08027
Phone: (609) 670-0374 Fax: ( )
Email: 6096700374@yahn.com

2. Owner(s) (List all Owners)
Name(s): Dew Dayh
Address: 22 Albert Rd
City: Gloucester
State, Zip: NJ 08027
Phone: (609) 670-0374 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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>District</th>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
<td></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>
<td></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>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</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: __________________________________________________

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>Doe Doyle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>22 Albert Rd</td>
</tr>
<tr>
<td>Profession:</td>
<td>Labor</td>
</tr>
<tr>
<td>City:</td>
<td>Closter</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 07016</td>
</tr>
<tr>
<td>Phone:</td>
<td>609-601-0023</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:Doe.Doyle71@yahoo.com">Doe.Doyle71@yahoo.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>Profession:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
</tr>
<tr>
<td>Email:</td>
<td></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 22 Albert Rd |
| Tract Area:     |              |
| Block(s):       | 3004         |
| Lot(s):         | 2           |

8. Land Use:

- Existing Land Use: Single Family
- Proposed Land Use (Describe Application):
  - 10' x 12' x 9' Shed - 9' from Rear Property Line
  - 9' from property line

9. Property:

- Number of Existing Lots: 1
- Number of Proposed Lots: [Blank]
- Proposed Form of Ownership: [Blank]
- Are there existing deed restrictions? Yes
- Are there proposed deed restrictions? Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area 10'</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height 12'</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 8</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2 9</td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

Number of parking spaces required: ____________ Number of parking spaces provided: ____________

Number of loading spaces required: ____________ Number of loading spaces provided: ____________

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature]

Date: 5-11-17

Signature of Co-applicant

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

Date

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

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?
   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

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

Name of property owner or applicant

Sworn and subscribed to
On this day of MAY

Notary Public

My Commission Expires October 1, 2018
To Whom It May Concern:

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

Name: Sanya E. O'reepe & Daniel Doyle
Address: 22 Albert Rd
Block: 3004 Lot: 2

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

5-15-17

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Cadaen County
Date: May 22, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Dan Doyle

Site: 22 Albert Rd

Block: 3004  Lot: 2

Application #: 172028C

1. Rear & side of shed – less than 5’ from property line require a 1 hr fire rating, rated from both the interior & exterior.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: May 17, 2017

LOCATION: 22 Albert Road, Glendora,
New Jersey 08029

APPLICATION NO. 172028C

Block: 3004 Lot: 2
Escrow - 11403
Zoned: R3

Camden County Planning
Tony Costa, Esq.
Planner

Taxes & Tax Assessor
Aqua Water Co.
New Jersey America
Fire District 1 2 3 4 5 6

MUA
Construction
Traffic/Police
GEOMS

STATUS of APPLICATION: Bulk C Variance 10' x 12' X 10' Shed

PURPOSE OF TRANSMITTAL  For Your Review

1 Copy - Tax Map, Bulk C Variance
1 Copy - Revised Minor Subdivision/Deeds
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

Peas x Side of Shed - Less than 5' from property line require a fire rating-rated beam both
the interior & exterior.

[Handwritten note: Jeanine, please type. Thank you. Jim C.]
Exterior Walls and Projections For Dwellings Without Automatic Sprinkler Systems

Figure R302.1(1)

For SI: 1 foot = 304.8 mm.

1. Exterior Wall:
   - Required for walls not resisting fire.
   - One-hour fire-rated wall.

2. Projection:
   - Not required.
   - One-hour fire-rated wall.

3. Distance:
   - Line used to determine the free separation distance.
   - Less than 2 feet.

4. Exposure:
   - Non-combustible or fire-resistant rated.

Legend:
- Footnotes:
- Foot units.

Note:
- Distance based on actual exposure from both sides.
- One-hour fire resistance rating.

Diagram dimensions:
- 2 ft.
- 5 ft.
TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: May 17, 2017

APPLICATION NO. 172028C

LOCATION: 22 Albert Road, Glendora,
New Jersey 08029

Block: 3004  Lot: 2
Escrow - 11403
Zoned: R3

Camden County Planning
Tony Costa, 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: Bulk C Variance 10' x 12' x 10' Shed

PURPOSE OF TRANSMITTAL  For Your Review

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☐ 1 Copy – Stormwater Management Report
☐ 1 Copy – Traffic Impact Study
☐ 1 Copy – Plan of Survey & Topography

5/17/17

NO ISSUES
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #172028C  
Dan Doyle  
22 Albert Road, Glendora, NJ 08029  
Block 3004, Lot 2

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
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: APPLICATION #172030C
Diana McCracken
410 Orchard Avenue
BLOCK 9502, LOT 1
DATE: May 31, 2017

The above application is to permit a 7' x 7' 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>±11,164 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage Orchard Avenue</td>
<td>75 ft.</td>
<td>88.21 ft.</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>75 ft.</td>
<td>97.10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>96.07 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±14.6%²</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±30.2%²</td>
<td>yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

| Front (dwelling) Orchard Avenue        | 30 ft.   | ±85 ft.  | yes      |
|                                        | 30 ft.   | ±62 ft.  | yes      |
| Rear yard (deck)                       | 10 ft.   | ±25 ft.  | yes      |

| Rear yard (deck)                       | 30 ft.   | ±27 ft.  | no       |

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

² = Scaled data.  enc = Existing nonconformance.  
² = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard: (±27 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 seven (27) 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: Diana McCracken
    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

Taxes Paid Yes/No (Initial)
Fees $600.00  Project # 11440

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

Escr. 1504D  Escr. # 11440

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: DIANA MCCracken
Address: 410 ORCHARD AVE
City: SOMERDALE
State, Zip: NJ 08083
Phone:(856)784-9551  Fax: ( )
Email: diamcm@paperlessmed.com

2. Owner(s) (List all Owners)

Name(s): DIANA MARK MCCracken
Address: Same
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

☐  

☐  

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney:  
Address:  
City:  
State, Zip:  
Phone: Fax: 
Email:  

RECEIVED
MAY 24 2017

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

<table>
<thead>
<tr>
<th>Name:</th>
<th>________________</th>
<th>Name:</th>
<th>________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>410 Orchard Ave</td>
<td>Address:</td>
<td>________________</td>
</tr>
<tr>
<td>Profession:</td>
<td>Software Support</td>
<td>Profession:</td>
<td>________________</td>
</tr>
<tr>
<td>City:</td>
<td>Somerdale</td>
<td>City:</td>
<td>________________</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08093</td>
<td>State, Zip:</td>
<td>________________</td>
</tr>
<tr>
<td>Phone:</td>
<td>(550) 784-2851</td>
<td>Phone:</td>
<td>________________</td>
</tr>
<tr>
<td>Fax:</td>
<td></td>
<td>Fax:</td>
<td>________________</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:diamaq@paperlessmed.com">diamaq@paperlessmed.com</a></td>
<td>Email:</td>
<td>________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>410 Orchard Ave</th>
<th>Block(s):</th>
<th>9503</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>________________</td>
<td>Lot(s):</td>
<td>1</td>
</tr>
</tbody>
</table>

8. Land Use:

- Existing Land Use: RESIDENTIAL
- Proposed Land Use (Describe Application): need to replace deck because of fire damage, upper deck 7'x7' will put us at 27' & 28' from property line (rear)

9. Property:

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>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>27', 28'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

[Signature]

Date: 5/24/17

**Signature of Co-applicant**

Date:
17. Consent of Owner(s):

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

5.24

Date

Sworn and Subscribed to before me this 24th day of May, 2017 (Year).

Signature

DIANA MCCRAVEN

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

DIANA MCCRAVEN

Print Name

5.24

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:

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

DIANA MCCRAVEN

Name of property owner or applicant

Sworn and subscribed to
On this 24th day of May, 2017 before the following authority.

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

4 of 4
ZONING PERMIT DENIED
410 ORCHARD AVE
Block/Loi 9502/1

Applicant
MC CRACKEN, DIANA & MARK S
410 ORCHARD AVENUE
SOMERDALE, NJ 08083

Real Estate Owner
MC CRACKEN, DIANA & MARK S
410 ORCHARD AVENUE
SOMERDALE, NJ 08083

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

a proposed rear yard attached frame 23'x17' deck located 20' 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 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

Alice Ortiz
Zoning Officer
May 16, 2017
Applic No. 11395

Deliver to...

MC CRACKEN, DIANA & MARK S
410 ORCHARD AVENUE
SOMERDALE, NJ 08083
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 (Clerk)
FAX: (856) 374-3528 (Finance)

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  Mark & Diana McCracken  
Address  410 Orchard Ave., Somerdale, NJ 08083  
Block  9502  Lot 1  

5-23-17  
Date  

Maryann Buse  
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2017
APPLICANT: DIANA McCracken
BLOCK(S): 9502 LOT(S): 1
LOCATION: 410 ORCHARD AVE., SOMERDALE, NJ 08083

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

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

PURPOSE OF TRANSMITTAL:
☒ For Your Review.  Please Forward Report by JUNE 7, 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

MAY 3 0 2017

No Issues
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2017

APPLICANT: DIANA McCracken

APPLICATION No. #172030C
PROJECT No. 11440

BLOCK(S): 9502 LOT(S): 1

LOCATION: 410 ORCHARD AVE., SOMERDALE, NJ 08083

TRANSMITTAL TO:
- Township Engineer
- Camden County Planning Board
- N.J. American Water Co.
- Taxes
- Zoning Board Planner
- Traffic Officer
- Aqua N.J. Water Co.
- Construction
- Tax Assessor
- G.T.M.U.A.
- Fire District 123456

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

PURPOSE OF TRANSMITTAL:
- For Your Review. Please Forward Report by JUNE 7, 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
May 30, 2017

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

Re: Application #172030C
Diana McCracken
410 Orchard Avenue, Somerdale, NJ 08083
Block 9502, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: May 24, 2017
APPLICANT: DIANA McCRAVEN
BLOCK(S): 9502 LOT(S): 1
LOCATION: 410 ORCHARD AVE., SOMERDALE, NJ 08083

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 12456

STATUS OF APPLICATION:

☐ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☐ For Your Review
☐ For Your Files

Please Forward Report by JUNE 7, 2017

ENCLOSED:

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

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

REVIEWED
☐ APPROVED ☐ NOT APPROVED
GLoucester Twp. Fire District
FIRE OFFICIAL
DATE: 6-6-17

FF#: only reported fire on record occurred 12-26-12
Bravo side of House - Base of chimney involving trash cans. / L. Young
The Applicant requests use variance and site plan waiver approval to construct an 80' x 40' pole barn for "storage of personal vehicles in the new pole barn ... and storage of landscaping vehicles" within the NC – Neighborhood Commercial District. The project is located on the east side of the Black Horse Pike south of Marshall Avenue.

- **Applicant:** John J. Connolly III, 524 Ellen Lane, Runnemede, NJ 08078 (telephone #609-605-4003).
- **Owner:** James A. Milazzo, 306A South Black Horse Pike, Blackwood, NJ 08012 (telephone #856-207-2424).
- **Engineer:** Erik R. Littlehales, PE, consultin Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08080 (telephone #856-228-2200).
- **Attorney:** Dennis L. Riley, Esq., The Law Office of Dennis L. Riley, Esquire, 200 Golfview Drive, Blackwood, NJ 08012 (telephone #856-232-3800).

I. **INFORMATION SUBMITTED**

3. Project Narrative, as prepared by Consulting Engineer Services dated March 2017.
5. Variance Plan, as prepared by Consulting Engineer Services comprising one (1) sheet dated 5/02/17.
II. ZONING REVIEW

ZONE: A landscaping business is not a listed permitted use in the NC – Neighborhood Commercial District [§415.B].

Section 415.F, NC – Neighborhood Commercial District

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>1.129 acres</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>137.84 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>300 ft.</td>
<td>±364 ft.²</td>
<td>yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>10%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>50%</td>
<td>20%</td>
<td>yes</td>
</tr>
<tr>
<td>Buffer (min.)</td>
<td>25 ft.</td>
<td>25 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.) – pole barn</td>
<td>20 ft.</td>
<td>±177 ft.²</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.) – pole barn</td>
<td>10 ft.</td>
<td>≥ 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.) – pole barn</td>
<td>25 ft.</td>
<td>≥ 25 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>12.5 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

² = Scaled data.

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

"The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCE COMMENTS

The Application as submitted requires the following variances from the R-3 Residential District:

§405.B, Permitted Uses

1. A landscaping business truck and trailer storage is not a listed permitted use in the NC – Neighborhood Commercial District [§415.B].
POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
   a. Uses determined as not "inherently beneficial."
      i) A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

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).

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.
V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
   a. Consistency of the proposed 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage with the criteria of the following Small Scale Business (B-2) land use classification of the master plan.

   “In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of .15 and .20 is proposed.”

2. Zoning
   a. Consistency of the 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage with the NC - Neighborhood Commercial District and character of the built environment.

3. Use Variance
   a. It’s recommended the Applicant provide testimony addressing the proposed 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage use including but not necessarily limited to the following:
      i. A description of proposed business operation such as number of employees, hours of operation, etc.
      ii. A description of each motorized and un-motorized vehicle and equipment.
      iii. Construction materials, colors, fenestration, utilities, and other features of the proposed pole barn.

4. Village of Gloucester Township
   a. It’s recommended the Applicant address consistency and impacts, if any of the proposed 3,200 sf pole barn, relocated carports, and landscaping business truck and trailer storage with the adopted Village of Gloucester Township Redevelopment Plan and proposed vision of the Village of Gloucester Township, which comprises the corridor along the Black Horse Pike between the existing Blackwood West Redevelopment Area and Interchange Redevelopment Area.

VI. SITE PLAN WAIVER COMMENTS

The Applicant must provide testimony to address typical conditions of site development including but not necessarily limited to the following:

1. Landscaping:
   a. Proposed landscaping and buffer screen for the adjacent residence to enhance the aesthetics of the project and the Township as per §507.B, Buffering.
2. Lighting:
   a. Proposed light for access drive and parking areas, if any as per §508, Lighting.

3. Parking:
   a. Proposed parking areas for landscaping vehicles as per §510.A, Off-Street Parking.

4. Interior Access:
   a. Vehicular access to the proposed pole barn, existing garage, and relocated car ports and proposed construction materials, if any as per §510.H, Pavement.

5. Driveway Access:
   a. It does not appear the existing access drive complies with a minimum 24-foot width to allow for two-way ingress/egress to the subject property, a one-way drive to a two-way drive §510.K, Entrance/Exit Drives.
      i. Consideration should be given to providing a two-way driveway with stop bar and sign.

6. Trash Enclosure:
   a. Proposed trash enclosure with an exterior covering that matches the proposed exterior of the building as per §510.L(1), Refuse/Recyclable Storage Areas.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS
The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.

2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.

3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.

4. Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.

5. Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.

6. Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.

7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.
VIII. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

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

cc: John J. Connolly III
    Dennis L. Riley, Esq.
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
May 8, 2017

Mr. Kenneth D. Lechner, PP, AICP
Gloucester Township
1261 Chews Landing – Clementon Rd.
Blackwood, N.J. 08012

Re: Site Plan Waiver Review

Dear Mr. Lechner,

It was a pleasure meeting with you on Tuesday to discuss the above referenced application; thank you for making the time to discuss the application with me.

As a follow up, I am formally requesting that this application, originally for a minor site plan review, be converted into a site plan waiver review. As we discussed, the plan for the property involves only (1) storage of personal vehicles in the new pole barn to be constructed and (2) storage of landscaping business vehicles as depicted on the revised plan. I will also be installing Leyland Cypress and other landscaping shrubbery along the streetside fenceline to increase the property aesthetics.

In support of this request, I am also providing 12 signed and sealed copies of the revised variance plan which depicts the proposed activities as described above.

Thanks once again for your assistance. Please let me know if you have any questions, or would like any additional information. As you know, I would appreciate if the application, once deemed complete, could be placed on the next available zoning board meeting agenda.

Sincerely,

John Connolly, III
**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.: 172017DMS
☐ Planning Board    ☐ Zoning Board of Adjustment

< TOWNSHIP OF GLOUCESTER >

1. Applicant
Name: John J. Connolly, III
Address: 524 Ellin Lane
City: Runnemede
State, Zip: NJ 08078
Phone: (609) 609-4003 Fax: (856) 228-1793
Email: donzijack@comcast.net

2. Owner(s) (List all Owners)
Name(s): James A. Milazzo
Address: 306A South Black Horse Pike
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 207-2424 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

![RECEIVED](MAR 28 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>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>IR</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: Dennis L. Riley, Esquire
State, Zip: NJ 08012
Phone: (856) 232-3800 Fax: (856) 232-3880
Email: dennislirielyesq@gmail.com
### 6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Erik R. Littlehales, P.E.</th>
<th>Name: ________________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: CES - 845 Berlin-Cross Keys Road Suite 1</td>
<td>Address: ________________________________</td>
</tr>
<tr>
<td>Profession: Engineer</td>
<td>Profession: ____________________________</td>
</tr>
<tr>
<td>City: Sicklerville</td>
<td>City: ________________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 08081</td>
<td>State, Zip: ____________________________</td>
</tr>
<tr>
<td>Phone: (856) 228-2200 Fax: (856) 232-2346</td>
<td>Phone: (<em><strong>) _______ Fax: (</strong></em>) _______</td>
</tr>
<tr>
<td>Email: <a href="mailto:elittlehales@ces-1.com">elittlehales@ces-1.com</a></td>
<td>Email: ________________________________</td>
</tr>
</tbody>
</table>

### 7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 161 S. Black Horse Pike</th>
<th>Block(s): 11901</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 1.129 ac</td>
<td>Lot(s): 20.01</td>
</tr>
</tbody>
</table>

### 8. Land Use:

Existing Land Use: Garage and carports

Proposed Land Use (Describe Application): Construct 80' x 40' pole barn. Relocate carports. Client to store landscaping trucks and trailers on site. In addition, applicant will store personal vehicles in pole barn.

### 9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 1</td>
<td>□ Fee Simple □ Cooperative</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ No □ Yes (If yes, attach copies)</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No □ Yes</td>
</tr>
</tbody>
</table>

### 10. Utilities: (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.

---

2 of 4
11. Minor Site Plans
   Recycling Report
   Project Narrative
   Pole Barn Dimensions
### 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>96 ft</td>
<td>Setback from E.O.P. *1</td>
<td>126 ft</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P. *2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>75 ft</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>10 ft</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>137 ft</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>365 ft</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>1.129 ft</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>20 ft</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way,</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

- **Garage Application**
  - Garage Area: 40' x 80'
  - Garage height: 20'
  - Number of garages: 1
  - Number of stories: 1

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

- **Number of parking spaces required:** n/a
- **Number of parking spaces provided:** 3
- **Number of loading spaces required:** n/a
- **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:** 3/23/17

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

Date: 2/23/17
Signature: James Milazzo
Print Name: James Milazzo

Sworn and Subscribed to before me this 23rd day of March, 2017
Signature: LISA M. WEST
Print Name: LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021

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: John J. Connolly, III
Print Name: John J. Connolly, III
Date: 3/23/17

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 shows and discloses the premises in its entirety, described as Block 11901 Lot 20.01, 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 J. Connolly, III of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name or property owner or applicant: John J. Connolly
Notary public: LISA M. WEST
A Notary Public of New Jersey
My Commission Expires June 16, 2021
PROJECT NARRATIVE

FOR

John J. Connolly, III

PLATE 119, BLOCK 11901, LOT 20.01

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3595

March 2017

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

Prepared for:
John J. Connolly, III
524 Ellen Lane
Runnemede, NJ 08078

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346
1 SITE DESCRIPTION
Consulting Engineer Services (CES) has prepared this Project Narrative for John J. Connolly, III development, a proposed development located on Plate 119, Block 20.01, Lot 20.01 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 1.129 acre site is located within the Township's NC Neighborhood Commercial Zone. The proposed Site has frontage along the Black Horse Pike (NJSH Rt. No. 168).

2 EXISTING CONDITIONS
The site currently has a garage and three carports which will remain after the development is completed. Wetlands are not present on the site. Surrounding land use consists of commercial and residential uses.

3 PROPOSED DEVELOPMENT
Use Variance and Minor Site plan approval are being sought by John J. Connolly, III to allow for the storage of landscaping equipment and storage of personal items. The proposed improvements include the construction of a 40'x80' pole barn, the relocation of the existing carports and the addition of site fencing. The developed site will have direct access to Black Horse Pike (NJSH Rt. No. 168).

4 SITE OPERATION
The applicant proposes to store the companies landscaping equipment at night and during off operation months. In addition the applicant proposed to use the proposed pole barn to storage of personal vehicles. The equipment will consist of five trucks and four trailers (approximately 18 feet long).
RECYCLING REPORT

FOR

John J. Connolly, III

PLATE 119, BLOCK 11901, LOT 20.01

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3595

March 2017

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

Prepared for:
John J. Connolly, III
524 Ellen Lane
Runnemede, NJ 08078

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346
1 INTRODUCTION
Consulting Engineer Services (CES) has prepared this Recycling Report for John J. Connolly, III development, a proposed development located on Plate 119, Block 20.01, Lot 20.01 on the official Tax Map of the Township of Gloucester, Camden County, New Jersey (hereinafter the "Site"). The approximate 1.129 acre site is located within the Township's NC Neighborhood Commercial Zone. The proposed Site has frontage along the Black Horse Pike (NJSH Rt. No. 168).

2 MATERIALS
A. General Consumer Recyclables
   No employees will be at the site generating general consumer recyclables. If recycling is generated from the site it will be removed by the applicant and properly disposed of.

B. Lawn/Landscaping Recyclables
   Any grass clippings, leaves or branches generated during the day will be properly disposed of prior to the employees and company vehicles returning to the site.

C. General Refuse
   If trash is generated from the site it will be removed by the applicant and properly disposed of.
Imagine what Pioneer could Build for You...

Exceptional Quality
Post Frame Buildings ...
Planned, Designed and
Built to Perfectly Suit
Your Every Need.

Pioneer Pole Buildings, Inc.
www.PPB1.com
Schuylkill Haven, PA • 888-448-2505 Ext. 136 Sales
Building Overview

Dimensions:
- 40' W x 80' L x 12' 6" H
- 40' Standard Trusses, 4' on Center, 4/12 Pitch

Colors:
- Siding: Brite White
- Roofing: Slate

Openings:
- (3) 14' x 10' Carriage House Garage Doors
  - (1) 20' x 10' Carriage House Garage Door
  - (4) 9' x 7.5' Carriage House Garage Door
  - (1) 6068 Double 9-Lite Entry Door

Overhangs:
- Eaves & Gables: Flush
- Soffit: White Vinyl

Miscellaneous:
- 30' x 24' Floor Space
- 160 sq. ft. Deck
- 80 ft. Ridge Vent
- 30" x 8" Skirboard .60 Treated

Like Us on Facebook!

Building Details

Building Type: Agricultural

Building Size: 40'ft. X 80'ft. X 12'ft.
"A WELL-OILED MACHINE"

"I would just like to comment on my new garage. I was more than impressed with the crews that came out to do the build. I think if you look up the term 'well-oiled machine' you'll find a picture of that crew. I never once heard one of them say can you hand me a... because whatever piece he needed, someone was already handing it to him. I hope to enjoy my new garage for a long time as I have been waiting my whole life for this."

Dan F., Marlton, NJ
Our stock buildings include (1) Raised Panel Overhead Door and (1) 3068 6-Panel Entry Door. Other building options can be added to stock buildings for an additional cost. Non-stock sizes are also available; widths from 16' to 80', heights from 8' to 18', and lengths from 20' to any size and added option you need.

<table>
<thead>
<tr>
<th>Width (W) x Depth (D) x Height (H)</th>
<th>Width (W) x Depth (D) x Height (H)</th>
</tr>
</thead>
<tbody>
<tr>
<td>24' x 24' x 8'</td>
<td>30' x 80' x 10'</td>
</tr>
<tr>
<td>24' x 32' x 10'</td>
<td>30' x 80' x 12'</td>
</tr>
<tr>
<td>24' x 40' x 10'</td>
<td>36' x 48' x 10'</td>
</tr>
<tr>
<td>30' x 32' x 10'</td>
<td>36' x 48' x 12'</td>
</tr>
<tr>
<td>30' x 32' x 12'</td>
<td>40' x 60' x 12'</td>
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<tr>
<td>30' x 40' x 10'</td>
<td>40' x 60' x 14'</td>
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<tr>
<td>30' x 64' x 10'</td>
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<tr>
<td>30' x 50' x 12'</td>
<td>40' x 80' x 12'</td>
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<tr>
<td>40' x 80' x 14'</td>
<td>40' x 80' x 16'</td>
</tr>
<tr>
<td>50' x 96' x 14'</td>
<td>50' x 96' x 16'</td>
</tr>
<tr>
<td>60' x 96' x 14'</td>
<td>60' x 96' x 16'</td>
</tr>
<tr>
<td>60' x 120' x 14'</td>
<td>60' x 120' x 16'</td>
</tr>
</tbody>
</table>

"USE OURS AS AN EXAMPLE."
"We would like to thank you all for a job well done. Thanks to all the sales and office workers, the delivery men and all of the hard-working crew members who helped make our pole building possible. George and his crew did a fantastic job and we are more than pleased with the end results. If you need to show anyone in this area this type of pole building, please feel free to use ours as an example. Thank you for all of your time and hard work."

Bill and Linda S., Schwenksville, PA

"SECOND TO NONE!"
"We would like to thank you for our new pole building and the tremendous amount of help you provided us. We are very thankful we chose PPB. We were in contact with several people from your staff, which were very kind and considerate and helpful in every aspect. Then came the materials and work crew. It was amazing watching their work ethic, quality of work and kindness, consideration and help with questions. It is an asset to your company to have such qualified workers. They are second to none! We are proud of our building and grateful to all at PPB."

Darryl, Kim, Kyle, Emmitt (Our dog also), Ralston, PA

"WE THANK YOU FOR A GREAT JOB."
"Thank you so much to everyone involved in the entire process in building our barns... from the office staff to delivery and drill crew to the building crew. You are the nicest people and we thank you for a great job."

Kathy and James G., Mohrsville, PA
**Building Options**

**INSULATION**
- Double Bubble, 1/2" or 1" Roof and Wall Insulation / Vapor Barrier
- R-19 Wall insulation
  - Must be covered with drywall or liner panel
- Insulated Building Interior with Steel Liner Panel
  - (4' Sidelight also shown)

**CUPOLAS**
- Cupola - Louvered
  - Available in 24", 36", 48"
- Cupola - Windows
  - Available in 36" and 48"

**OVERHANG**
- 1' Overhang on Eave and Gable
  - with Vented Soffit
  - Gutter and Spouting are additional options
- Flush - No Overhang

**TRUSSES**
- Scissor with Standard
- Attic Truss
OVERHEAD DOORS

- Raised Panel Overhead Door
  Available in many different sizes

- Carriage House Door
  Available in many different sizes

- Commercial Style Overhead Door

SLIDING DOORS

- Solid Slider Door
  Available in many different sizes

- Split Slider Door
  (shown with 2-tone siding)
  Available in many different sizes

WINDOWS

- 3 x 4 Single Hung Windows
  Available with grids and screens
  (as shown) or without

- 4 x 3 Sliding Windows
  3 x 2 Sliding Windows also available

ENTRY DOORS

- 6-Panel Entry Door
  Shown as single - 3068
  Available in double - 6068

- 9-Lite Double Entry Door
  Shown as double - 6068
  Available in single - 3068
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 28, 2017
APPLICATION No. #172017DMS

APPLICANT: JOHN J CONNOLLY III
PROJECT No. 11207

BLOCK(S): 11901 Lot(s): 20.01
LOCATION: 161 S. BLACK HORSE PIKE, BLACKWOOD

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 - Use “D” Variance & Minor Site Plan
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by April 10, 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
☒ Minor Site Plan
☒ Use D Variance

Signature

Please be specific if this project will be used for commercial use. Seems to be that way with landscaping business storage.
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #172017DMS  
John J. Connolly, III  
161 S. Black Horse Pike, Blackwood, NJ 08012  
Block 11901, Lot 20.01

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
Date: April 17, 2017
To: Ken Lechner
From: Jim Gallagher
Re: Site Plan Review

Applicant: John J. Connolly III
Site: 161 S Black Horse Pike
Block: 11901 Lot: 20.01
Application #: 172017DMS

1. Applicant will be required to provide (2) sets of architect plans for all life safety, barrier free & energy code issues.

2. Require sealed plans & permits for carports.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: March 28, 2017

APPLICANT: JOHN J. CONNOLLY III

BLOCK(S): 11901  Lot(s): 20.01

LOCATION: 161 S. BLACK HORSE PIKE, BLACKWOOD

TRANSMITTAL TO:

- Township Engineer
- Camden County Planning Board
- N.J. American Water Co.
- Taxes
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☐ Recycling Report

☐ Variance Plan
☑ Minor Site Plan
☑ Use D Variance

4-13-17 - Bldg - 1 Applicant will be required to provide 2 sets of Architect plans for all Life Safety, Barrier Free + Energy Code Issues

Signature

☑ Require Sealed Plans & Permits for Carpets

Jeanine Please Type Note for Karl
Plan 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: ______ Date: 4/19/01